

# GUILDHALL

SALES & LETTINGS



## Preston Road, Preston, PR3 3XL Guide Price £700,000

Please note: The property photographs have been digitally staged for illustrative purposes.

A once in a lifetime opportunity to acquire an exceptional detached commercial building set within an idyllic rural setting at the prestigious Boadicea Park, Ribchester, in the heart of the Ribble Valley.

Offered at a highly competitive price, this unique property combines a tranquil countryside environment with excellent accessibility, making it ideal for owner occupiers, investors, creative businesses, or companies seeking an impressive headquarters location.

The building comprises extensive office accommodation with a mixture of open-plan workspaces and private offices, together with fully boarded loft space offering additional storage or future potential. The property benefits from all mains services, including kitchen facilities, multiple WC facilities, internal and external CCTV systems, and Starlink satellite WIFI connectivity.

Constructed with a steel frame and clad elevations beneath a roof incorporating translucent panels, the property enjoys excellent natural light throughout. There is also a workshop/storage area with loading access, separate works office, mezzanine accommodation, and additional WC facilities.

The building is substantially completed, with only final finishing works required including skirtings, architraves, internal doors, and suspended ceilings. This presents a fantastic opportunity for a purchaser to add their own personal stamp and finish the property to their exact specification.

Bounded by a private brook, the site will be professionally landscaped and the surrounding waters restocked with trout and native fish, further enhancing the outstanding setting and lifestyle appeal of the property. Ample on-site parking is provided and access is via a private road through a security barrier, ensuring privacy and security.

**Please Note**

When an offer is accepted, all buyers will be required to complete a anti-money laundering and ID check. Our partner, Thirdfort, will carry out the initial checks on our behalf. The individual cost is £60 inclusive of VAT and will be charged before a memorandum of sale can be issued.

**Ground Floor Workshop**

1,644 sq. ft

**Offices**

2,290 sq. ft

**First Floor Works Offices**

224 sq. ft

**Upper Loft storage area**

500 sq. ft

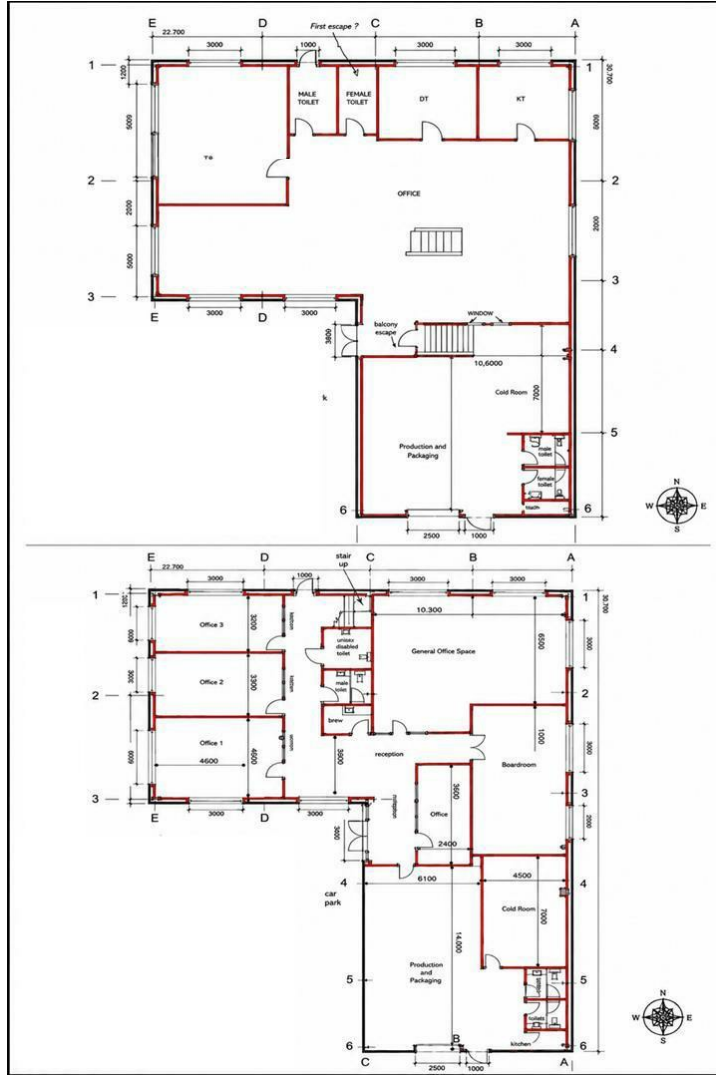
**Upper Loft Storage area**

2,540 sq. ft

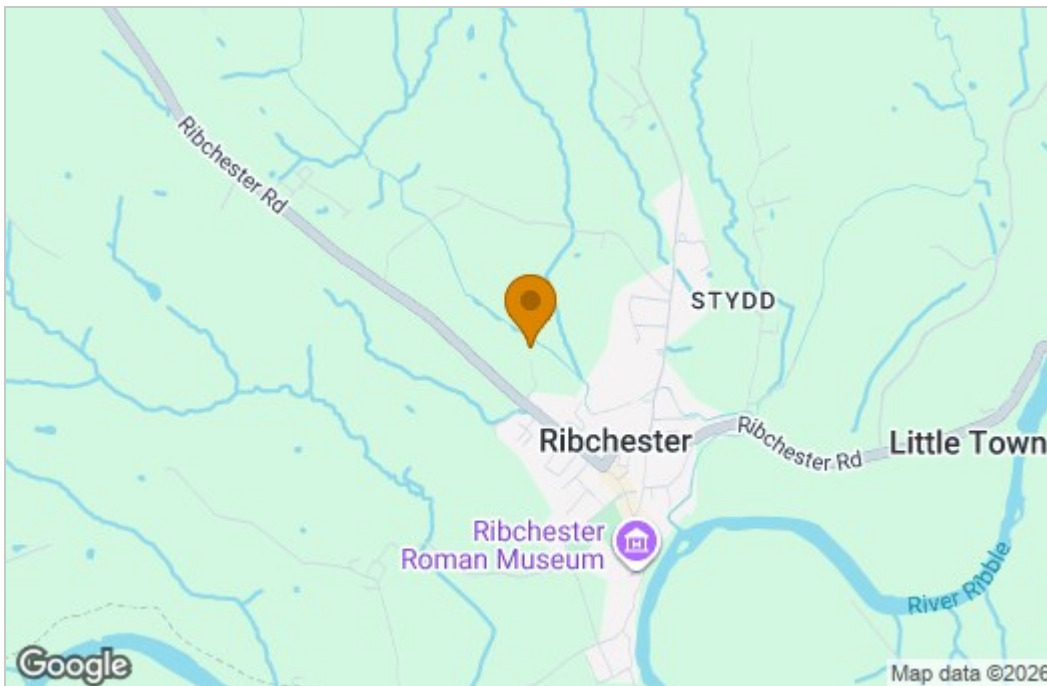
**Total**

7,198 sq. ft

# Floor Plan



# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.