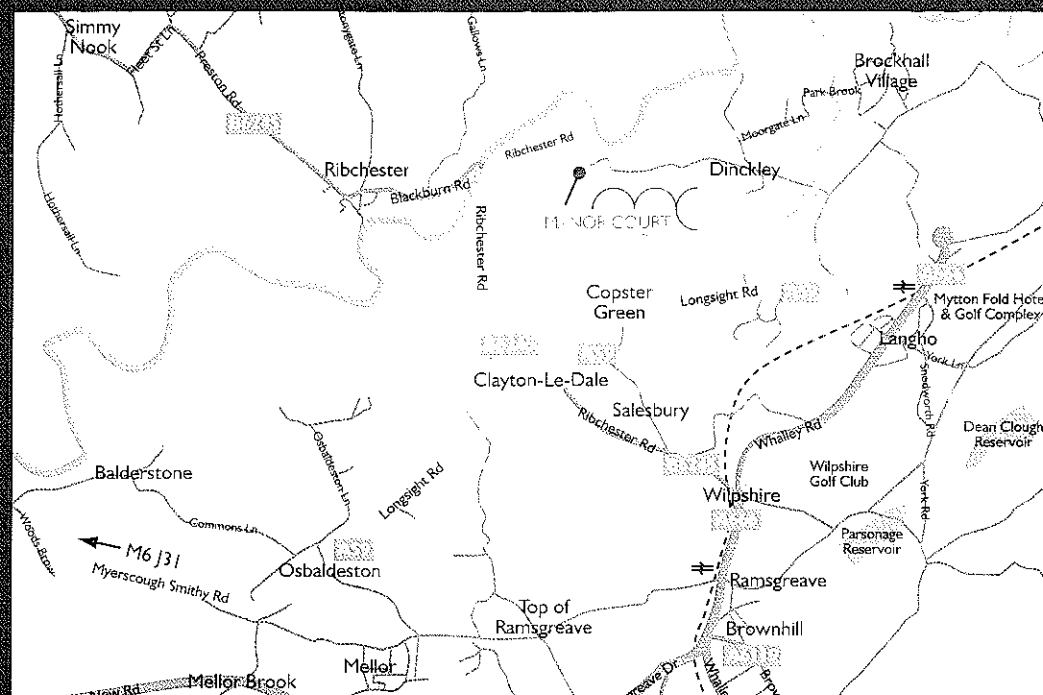
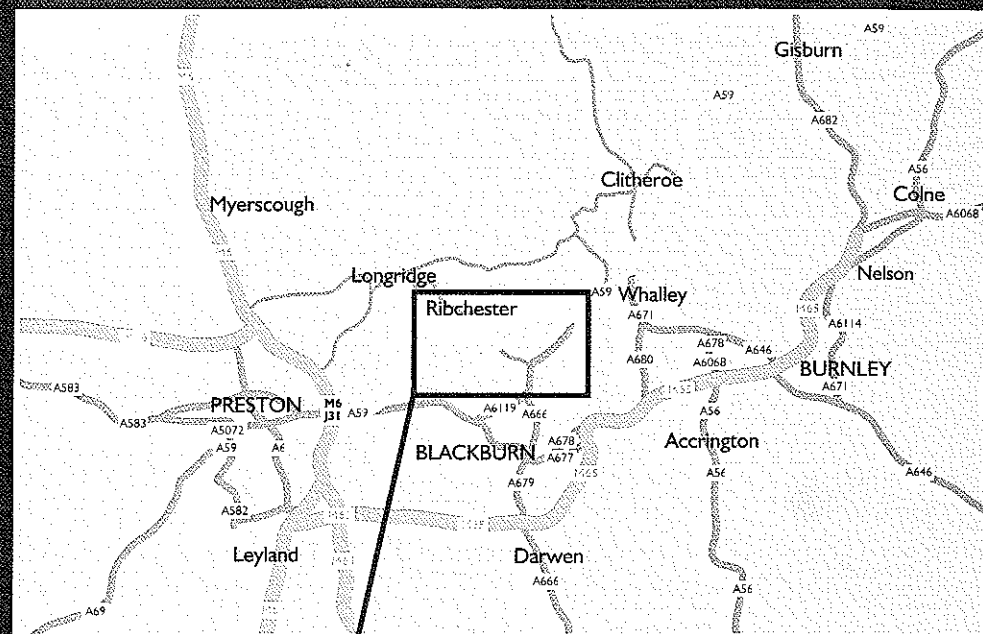


DRIVE TIMES

Clitheroe	10 minutes
Junction 31, M6	10 minutes
Blackburn	10 minutes
Preston	15 minutes
Manchester	30 minutes



FOR FURTHER INFORMATION OR TO ARRANGE
A VIEWING CONTACT AGENTS:

**TAYLOR
WEAVER**
01254 699030

Alex Taylor
alex@taylorweaver.co.uk
Mobile: 07979 793 121



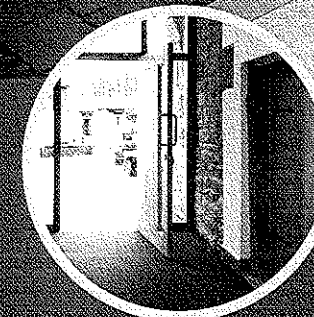
Alastair Proctor
alastair@athertons-uk.com
Tel: 01254 822 722

FOR FURTHER IMAGES & FLOORPLANS CALL 07760 772 481
OR VISIT www.salesburyhall.co.uk

Misrepresentation Act: These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. April 2010.

MANOR COURT at Salesbury Hall

Beautifully restored old stone buildings with state-of-the-art modern facilities



13 office suites from
365 sq ft to 1439 sq ft

AVAILABLE NOW

FOR MORE INFORMATION
visit www.salesburyhall.co.uk

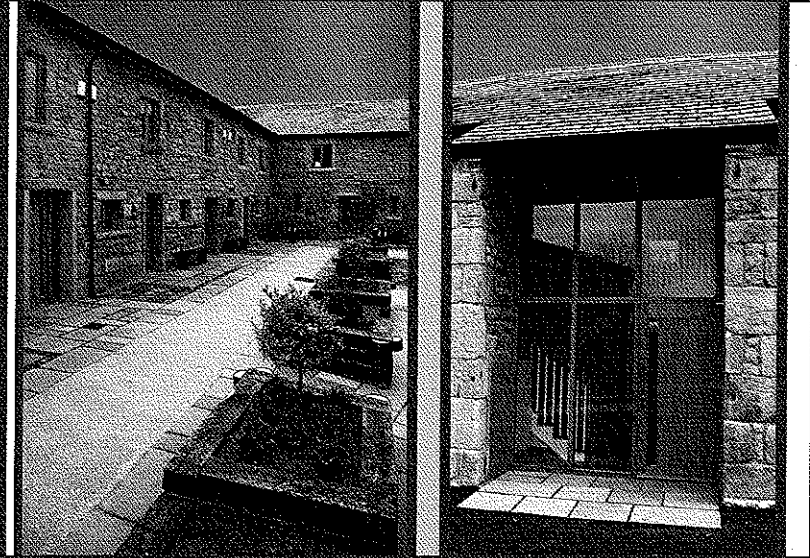
FACILITIES

AN HISTORIC SETTING ENJOYING A BRAND NEW LIFE

The nearby village of Ribchester, sitting on the banks of the River Ribble, is proud of its heritage as a former Roman fort as is displayed in Lancashire's only specialist Roman museum.

The Ribble Valley is the largest district in Lancashire in terms of area, the majority of which is designated as an area of outstanding natural beauty which attracts businesses, residents and visitors alike.

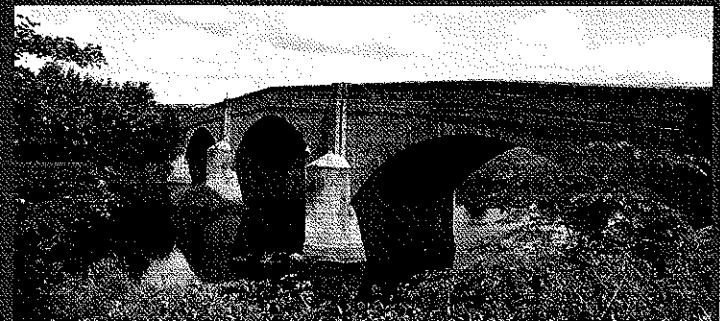
Today, using the original stonework and timber, the buildings have been sympathetically converted into 13 self-contained office suites, nestled within the picturesque countryside of the Ribble Valley and yet close to many north-western motorway links.



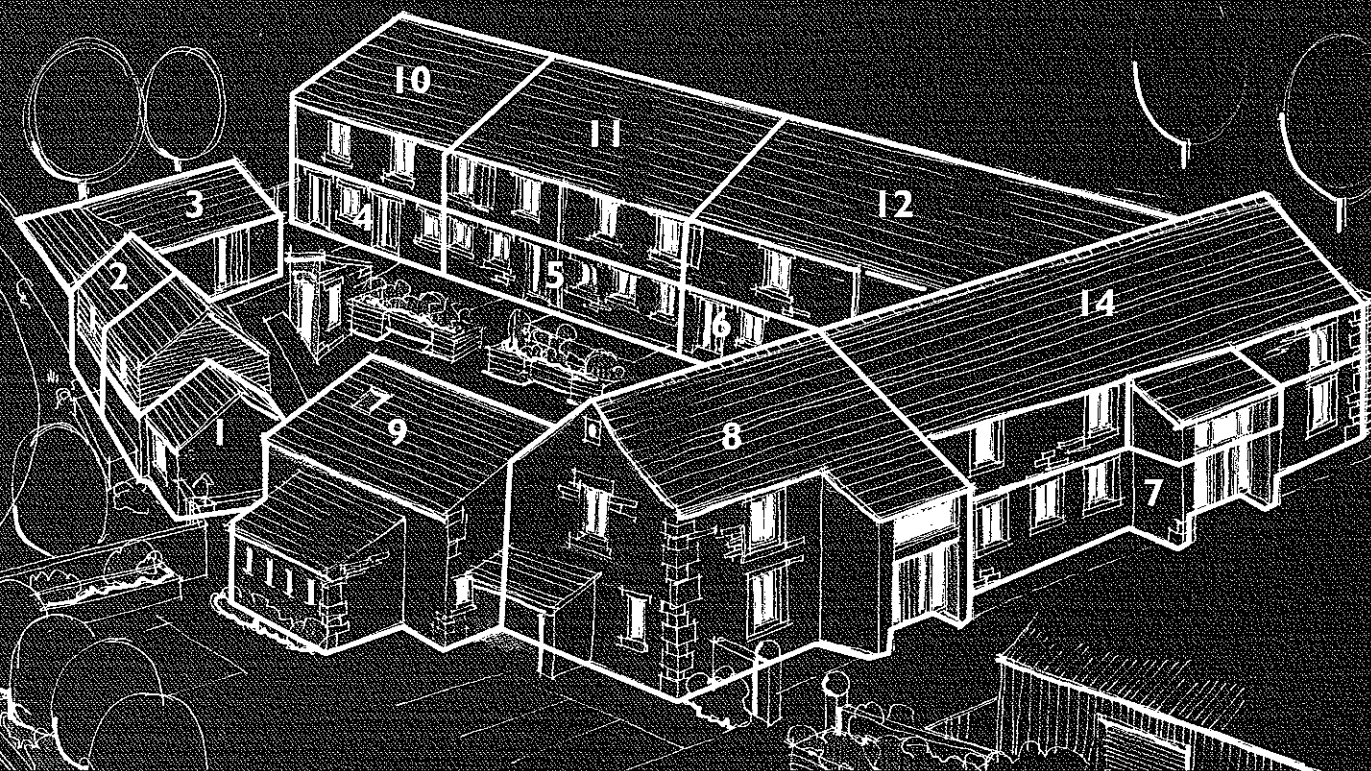
A VERY GREEN RESTORATION

From the very beginning, we wanted the conversion to be as green as possible, and sympathetic to its previous life and magnificent surroundings. We created the landscaped gardens and courtyard just to bring a little of the breath-taking Ribble Valley into Manor Court.

We retained as much of the stone as possible and the timber frames from the original barns and mixed these with locally sourced materials to ensure a seamless integration between old and new.

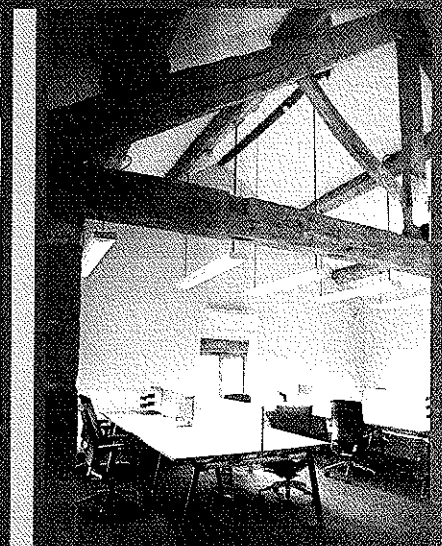


OFFICE SUITE LAYOUT



SPECIFICATION

- 13 unique office suites ranging from 365 sq ft to 1439 sq ft. Some units can be linked to provide larger floor areas
- Internally each office suite has its own individual layout and includes substantial oak fittings and exposed ceiling beams.
- Each suite comprises carpeted floors, suspended Cat 2 fluorescent lighting and individual security system as well as their own kitchen and toilet facilities
- Our heat pumps are extremely efficient in operation, having a (COP 5.4) coefficient performance of up to 5.4KW delivery, whilst only consuming 1KW of electricity
- Landscaped gardens and a central courtyard offer outdoor relaxation spaces and ample parking is available
- A 10MB private fibre optic broadband cable is connected to the development and is available for use by tenants



LEASE TERMS & LEGAL COSTS

- The office suites are available on flexible lease terms with the tenant to be responsible for the internal repairs of the building only and responsible for the usual occupier's costs to include business rates and electricity
- A service charge is levied to cover the costs of external repairs, landscaping, window cleaning, maintenance of external areas, rubbish removal, water, buildings insurance
- Each party to be responsible for their own legal costs involved in the transaction

FOR RENTAL DETAILS AND CURRENT
AVAILABILITY CONTACT THE AGENTS

