

THE PAVILLIONS, PRESTON, PR2 2YB

TO LET

MODERN
REFURBISHED
OFFICE
ACCOMMODATION

WITH SUPERB PARKING PROVISION

1,893 - 3,706 SQ FT

ENTER

THE PAVILLIONS, PRESTON, PR2 2YB

HOME

> LOCATION

AMENITIES

DESCRIPTION

ACCOMMODATION

GALLERY

FURTHER INFORMATION

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LOCATION

Albert Edward House lies approximately 1 $\frac{1}{2}$ miles to the West of Preston City Centre on the Pavilions Business Park within the Docklands development area.

The local area is characterised by a number of established office and leisure developments, including an Odeon Multiplex Cinema, Morrisons Supermarket, Marstons Pub, McDonalds, KFC, Costa Coffee all within walking distance of Albert Edward House.

Office occupiers in close proximity include HM Revenue and Customs, Places for People and Regus.

The property lies just off the A59 providing direct access to Junction 31 of the M6 motorway, approximately three miles to the West. Junctions 30, 31, 31a and 32 of the M6 motorway are all easily accessible.

Preston train station is easily accessible within a 1.3 mile drive or 1 mile walking distance.



















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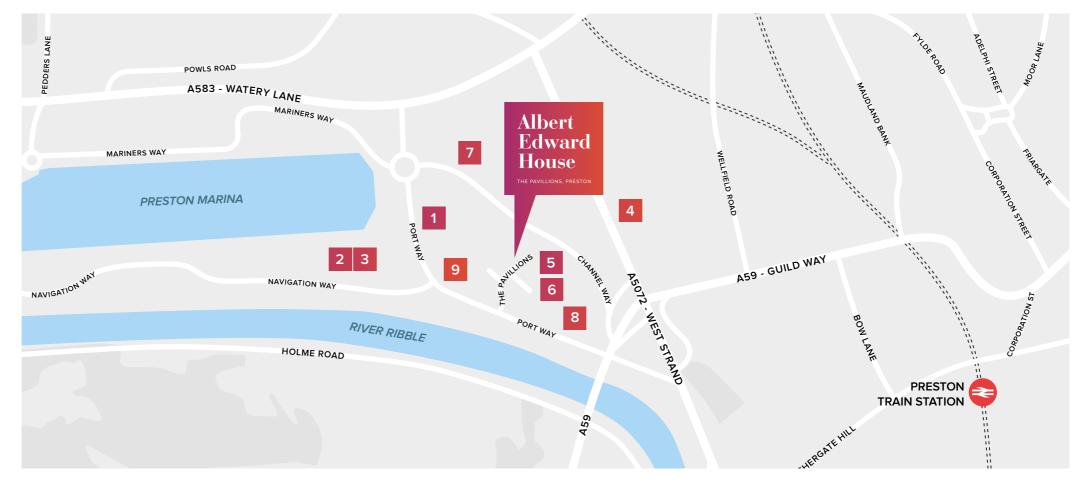
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DESCRIPTION

Fully refurbished office accommodation providing the following features:



SUSPENDED CEILINGS



RECESSED LIGHTING



AIR CONDITION-ING AVAILABLE



PERIMETER TRUNKING



LANDSCAPED SITE



PARKING AT 1:200 SQ FT













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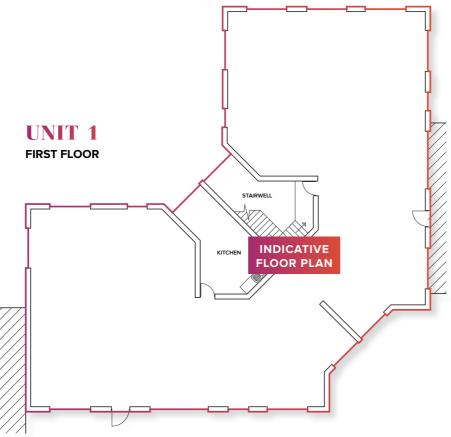
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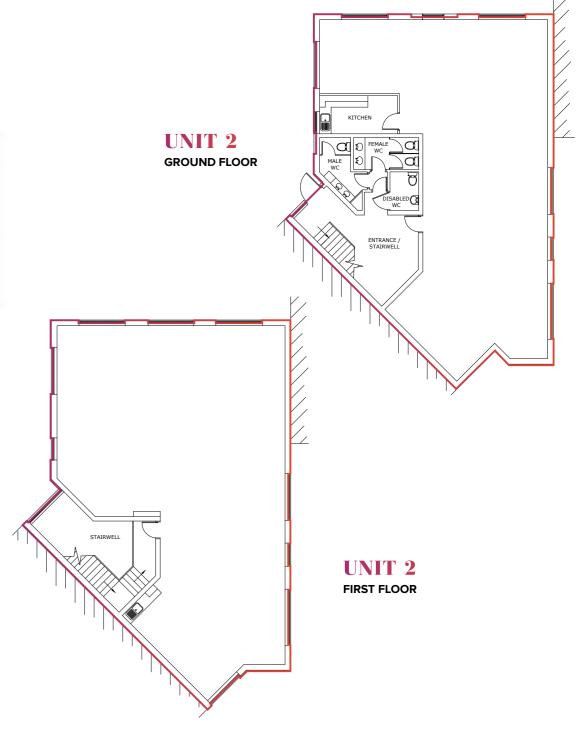
1,893 - 3,706 SQ FT



ACCOMMODATION

UNIT	SQ FT	SQ M	
Unit 1 - First Floor	1,893	175.8	
Unit 2 - Ground/ First Floor	3,657	339.7	
Unit 6 - Second floor	3,706	344.3	VIEW FLOORPLAN

Floors can be split to accommodate tenant requirements. Parking ratio 1:200 Sq Ft.



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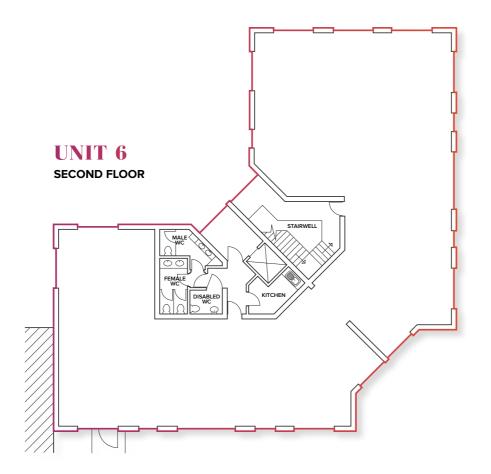
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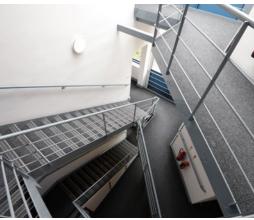
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EPC

The properties have an EPC rating of C62.

VAT

The rent is subject to VAT.

TERMS

The premises are available on terms to be agreed.

SERVICE CHARGE

Covers the cost of maintaining the communal parts of the development, details on application

RENTAL/ PRICES

On application.

FURTHER INFORMATION

For further information please contact one of the joint agents:

Danny Pinkus danny@pinkus.co.uk



David Porter david.porter@knightfrank.com



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) The joint agents for themselves and the vendors lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars. November 2022. RB&Co 0161 833 0555. www.richardbarber.co.uk