

# Albert Edward House

THE PAVILLIONS, PRESTON, PR2 2YB

## TO LET

**MODERN  
REFURBISHED  
OFFICE  
ACCOMMODATION**

**WITH SUPERB  
PARKING PROVISION**

**1,893 - 3,706 SQ FT**

**ENTER**



# Albert Edward House

THE PAVILIONS, PRESTON, PR2 2YB

HOME

> LOCATION

AMENITIES

DESCRIPTION

ACCOMMODATION

GALLERY

FURTHER INFORMATION

## TO LET / MAY SELL

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**1,893 - 3,706 SQ FT**

## LOCATION

Albert Edward House lies approximately 1 ½ 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.



**DIRECT ACCESS TO JUNCTION 31 OF THE M6 MOTORWAY**

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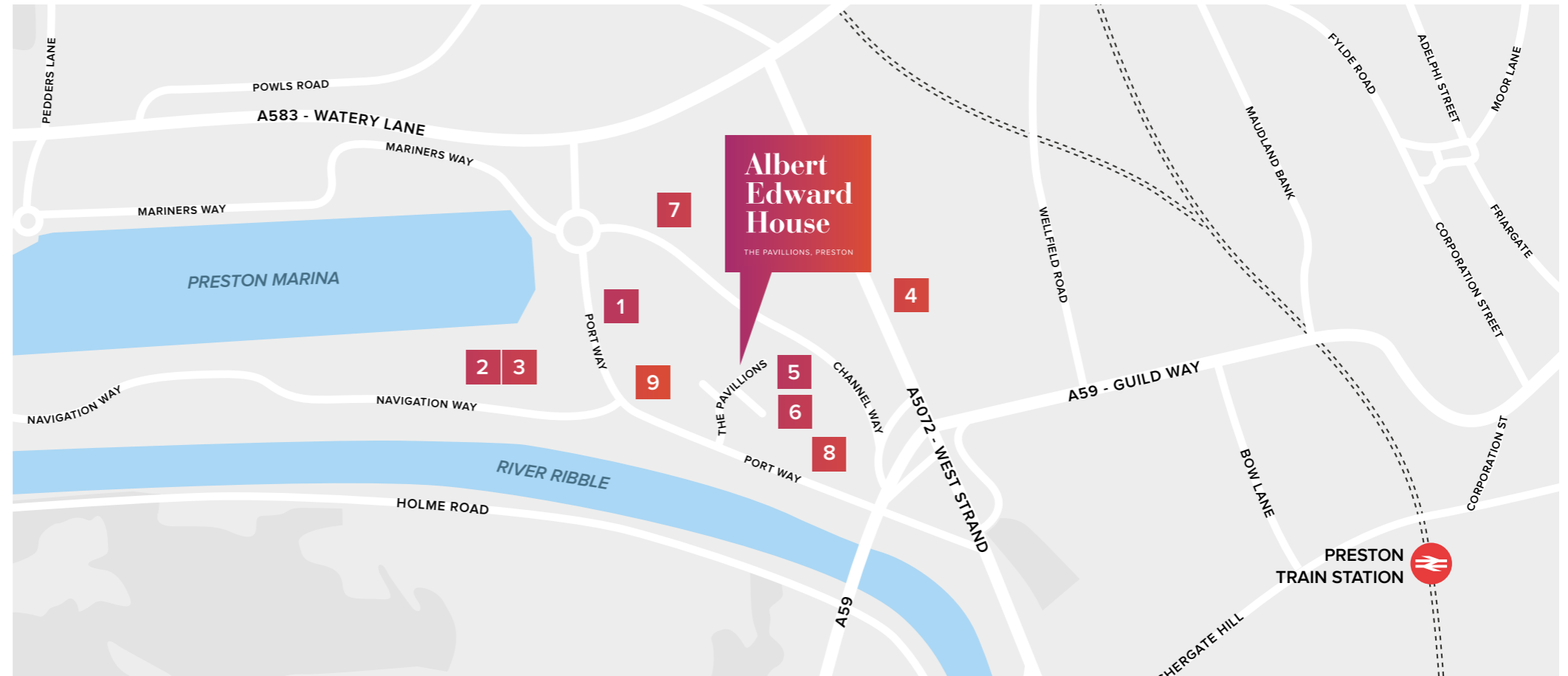
GALLERY

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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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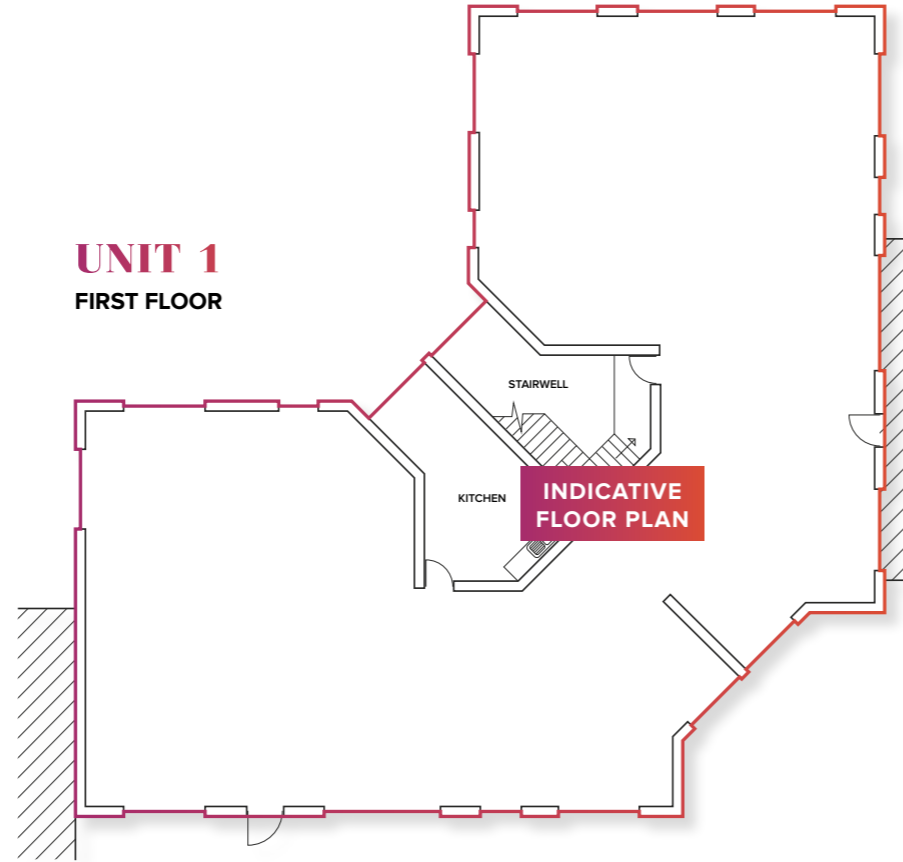
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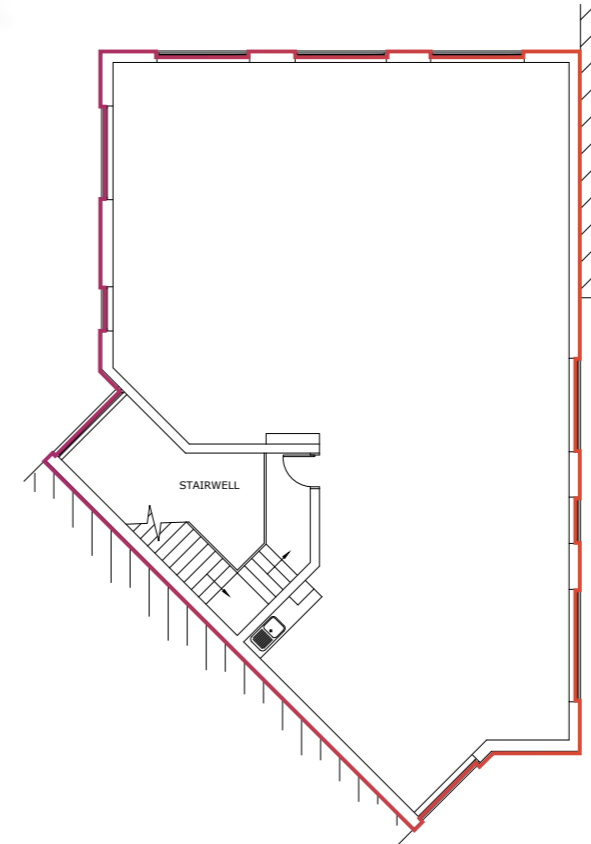
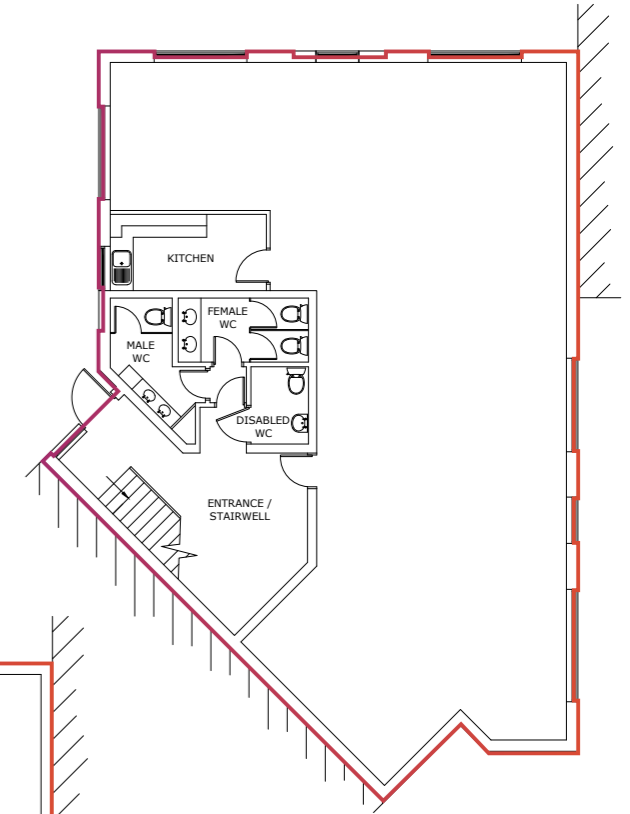
MODERN REFURBISHED OFFICE ACCOMMODATION WITH SUPERB PARKING PROVISION

**1,893 - 3,706 SQ FT**

### UNIT 1 FIRST FLOOR



### UNIT 2 GROUND FLOOR



### UNIT 2 FIRST FLOOR

## ACCOMMODATION

UNIT	SQ FT	SQ M	
Unit 1 - First Floor	1,893	175.8	<a href="#">VIEW FLOORPLAN</a>
Unit 2 - Ground/ First Floor	3,657	339.7	<a href="#">VIEW FLOORPLAN</a>
Unit 6 - Second floor	3,706	344.3	<a href="#">VIEW FLOORPLAN</a>

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

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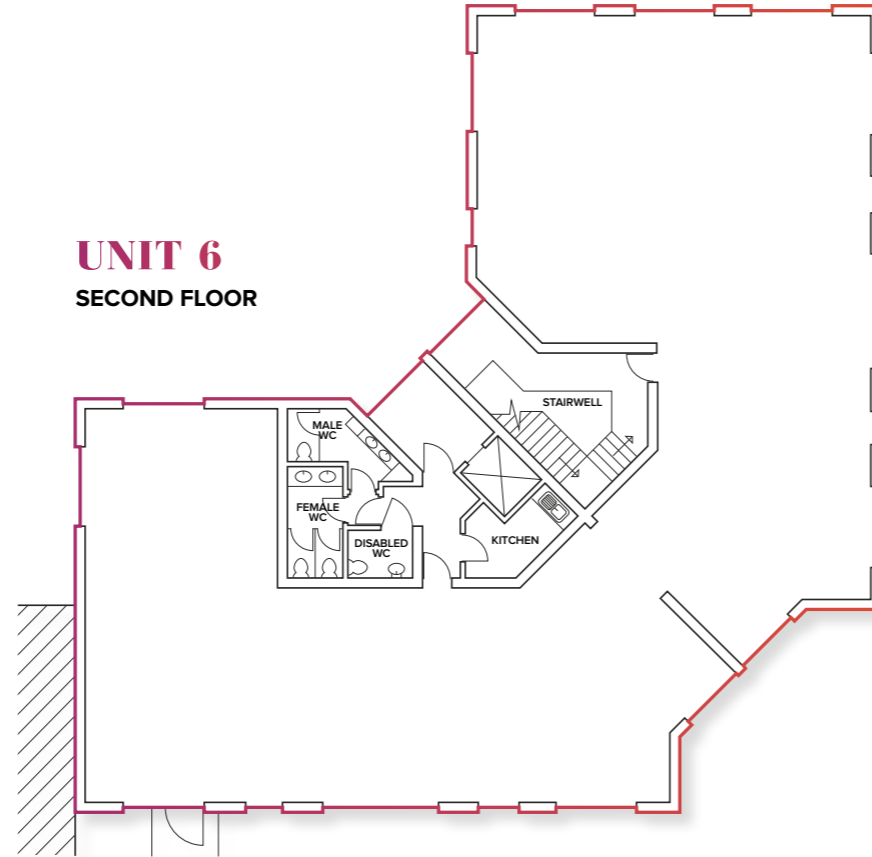
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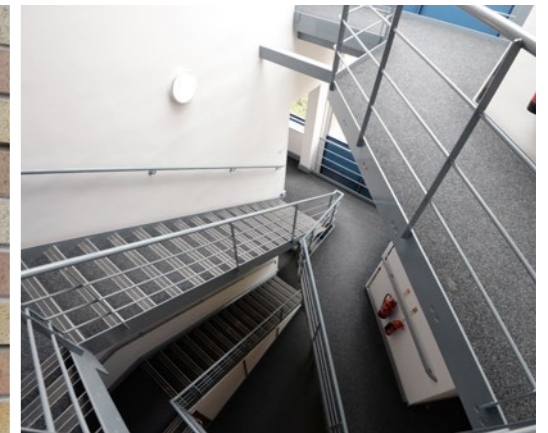
### UNIT 6 SECOND FLOOR



### ACCOMMODATION

UNIT	SQ FT	SQ M	
Unit 1 - First Floor	1,893	175.8	<a href="#">VIEW FLOORPLAN</a>
Unit 2 - Ground/ First Floor	3,657	339.7	<a href="#">VIEW FLOORPLAN</a>
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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

