

FOR LEASE

THE WATERMARK OFFICE BUILDING
9-15 RIBBLETON LANE
PRESTON
PR1 5EZ

- CITY CENTRE OFFICE / STUDIO ACCOMMODATION
- FROM 201-1179 SQ FT AVAILABLE
- ALL INCLUSIVE RENTS
- 24 HOUR ACCESS
- ON-SITE PARKING
- VIEWING BY APPOINTMENT ONLY

RENTS: FROM £670 PER CALENDAR MONTH + VAT



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

THE WATERMARK, RIBBLETON LANE

LOCATION

The property is located on Ribbleton Lane which provides ease of commuting to Preston City Centre, the M6 at J31 and surrounding motorway network. It is within walking distance of Preston bus and train stations.

DESCRIPTION

These all-inclusive offices / studio suites provide a range of accommodation and are currently let to both new and established businesses. Offices from £607 per month, coworking from £19.99 per day, virtual office services from £9.99 per month, boardroom hire £15 per hour.

Facilities include:

- Kitchen Area
- Communal Foyer
- Free tea and coffee sachets
- Free back car park
- Paid private parking
- CCTV
- Office cleaning service
- Recycling
- High Speed Broadband
- On site IT support
- Meeting/Conference Room
- CAT 5 cabling
- Outgoing Mail Pick up Point
- 24 Hour Access
- Shower Facilities
- Business Rates
- Central Heating throughout
- Gas/Electricity

BUSINESS RATES

Included in the rent.

INTERNAL IMAGES

Please see the back page for internal image examples.

ACCOMMODATION / AVAILABILITY

| | | | |
|----------|------------|---------------|-------------|
| Suite B4 | 201 Sq Ft | Available Now | £670 + VAT |
| Suite B5 | 201 Sq Ft | Available Now | £670 + VAT |
| Suite D | 1179 Sq Ft | Available Now | £3930 + VAT |

LEASE / LEGAL COSTS

Available by way of a new lease or license agreement, with terms to be agreed.

EPC RATING

EPC Rating: Details are available on request.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

VAT

Prices quoted are exclusive of VAT but may be subject to VAT at the prevailing rate.

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919, option one.

Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that;

(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

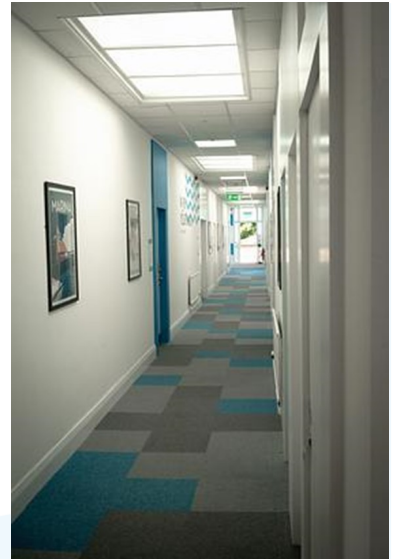
(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





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