



Walker Street

COMMERCIAL

Preston PR1 2RR

Hazelwells Commercial offer to let this well presented Office premises situated in Preston City Centre. The premises extends to approximately 6200 sqft (560 sqm) over ground floor and first floor. The accommodation comprises reception hall, offices, meeting rooms, kitchens, wc's, and gated car parking spaces. Would suit a variety of trades looking for office space in the city centre. Located close to the University of Central Lancashire, walking distance to the Bus & Train station with good access for M6/M55/M65/M62 motorway links. Call for more details.

Hazelwells
sales & lettings

Lease: A new lease to be granted for a number of years to be negotiated, call for details.

Rent: TBC

Fully repairing & insuring lease

VAT: All rents and prices quoted are subject to the addition of VAT at the prevailing rate.

Preston City Council Planning Support 01772 906975.

Legal Cost: Each party are to be responsible for their own legal costs.

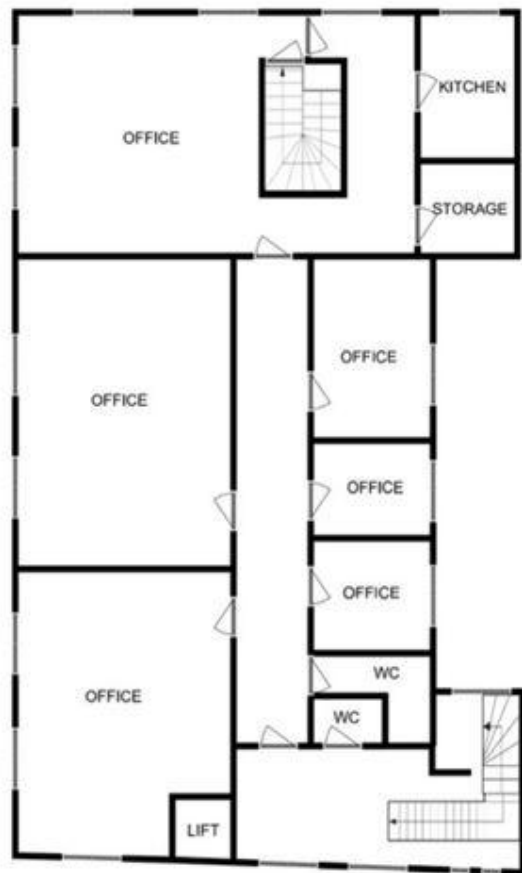
Viewings: Available by appointment with Hazelwells.





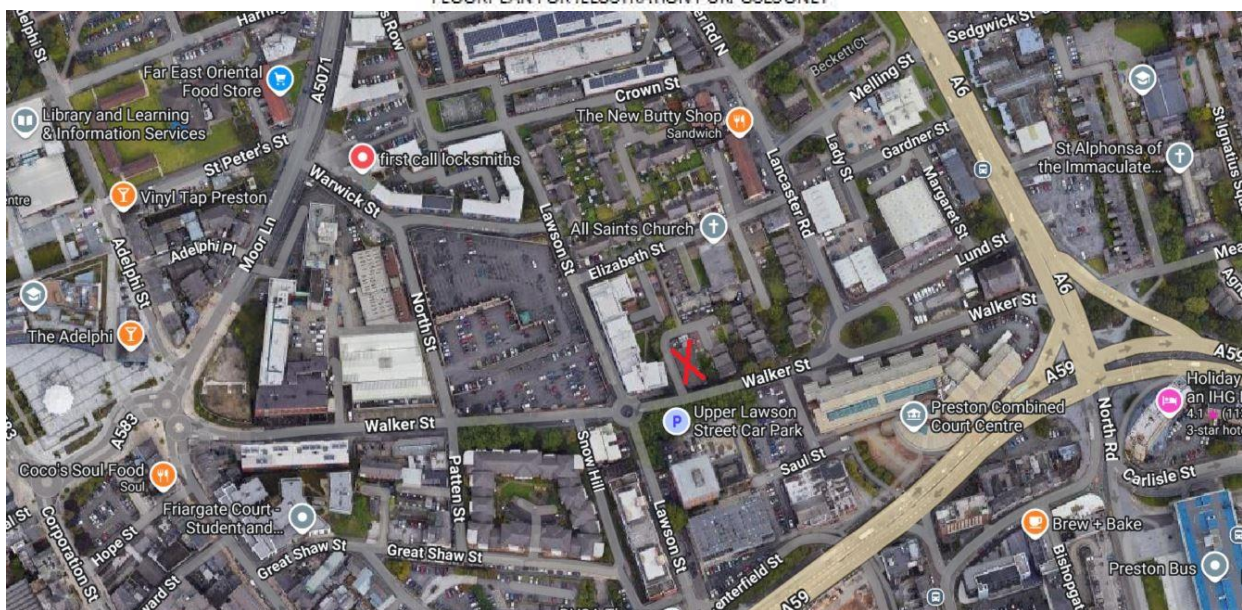


GROUND FLOOR



FIRST FLOOR

101 WALKER STREET, PRESTON PR1 2RR
FLOORPLAN FOR ILLUSTRATION PURPOSES ONLY



If you are thinking of selling or renting your property why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.