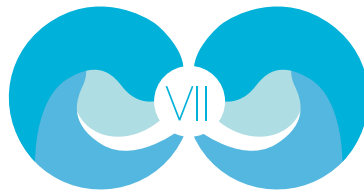


EDWARD VII QUAY, RIVERSWAY, PRESTON



EdwardVIIQuay



TO LET

PRESTIGIOUS OFFICE SUITES
WITH GENEROUS PARKING PROVISION

3,216 - 7,510 SQ FT (299 - 698 SQ M)

EDWARD VII QUAY, RIVERSWAY, PRESTON



LOCATION

Edward VII Quay is located on Navigation Way within the prestigious Preston Riversway Docklands development overlooking the picturesque Albert Edward Dock. Preston City Centre is approximately 5 minutes drive away.

The development comprises a successful mix of retail, industrial and housing areas in addition to the office sector. Local office occupiers within the development include KPMG, Barclays Bank and The Football League.

Major retailers such as Morrisons Supermarket and Homebase are close by as are Odeon Cinema, McDonalds, KFC, Chiquito and Carrefour Fitness Centre.

The City of Preston is the administrative centre of Lancashire providing easy access to the M6, M61, M65 and M55 Motorways.

Prestons West Coast main line railway station is close by and Blackpool Airport is within 30 minutes drive.

DESCRIPTION

Prestigious waterfront offices at ground and first floor level providing the following features;

- Individual open plan offices (capable of tenants partitioning)
- Secured lobby entrance
- Suspended ceilings incorporating recessed Cat 11 lighting
- Units 3B & 7B have air conditioning (unit 5A has part air conditioning)
- Fully carpeted
- Passenger lift
- Generous parking provisions within a landscaped site

ACCOMMODATION

	SQ FT	SQ M
Suite 3B First Floor	4,294	399
Suite 5A Ground Floor	4,294	399
Suite 7B First Floor	3,216	299

RATES PAYABLE

Please contact the joint agents for individual rates payable.

LEASE

Immediately available for a term of years to be agreed.

RENTALS

Please contact the joint agents for individual rentals.

SERVICE CHARGE

A service charge is applicable to cover the maintenance of the common parts of the property, details are available upon request.

LEGAL FEES

Each party to bear their own legal costs relating to the transaction.

VAT

VAT will be charged at the prevailing rate.

VIEWING

For further information or to view please contact the joint agents.

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