

Albert Edward House

THE PAVILLIONS, PRESTON, PR2 2YB

**TO LET /
MAY SELL**

**MODERN
REFURBISHED
OFFICE
ACCOMMODATION**

**WITH SUPERB
PARKING PROVISION**

**FROM 1,893 SQ FT
TO 3,900 SQ FT**

ENTER

Albert Edward House

THE PAVILIONS, PRESTON, PR2 2YB

HOME

> LOCATION

AMENITIES

DESCRIPTION

ACCOMMODATION

GALLERY

FURTHER INFORMATION

TO LET / MAY SELL

MODERN REFURBISHED OFFICE ACCOMMODATION WITH SUPERB PARKING PROVISION

1,893 - 3,900 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, DW Fitness Gym, Marstons Pub, McDonalds, KFC, Costa Coffee and Chiquitos restaurant all within walking distance of Albert Edward House.

Office occupiers in close proximity include HM Revenue and Customs, BAE Systems, 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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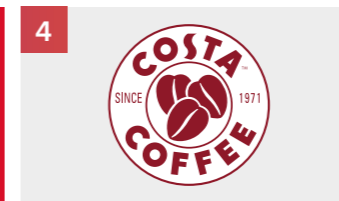
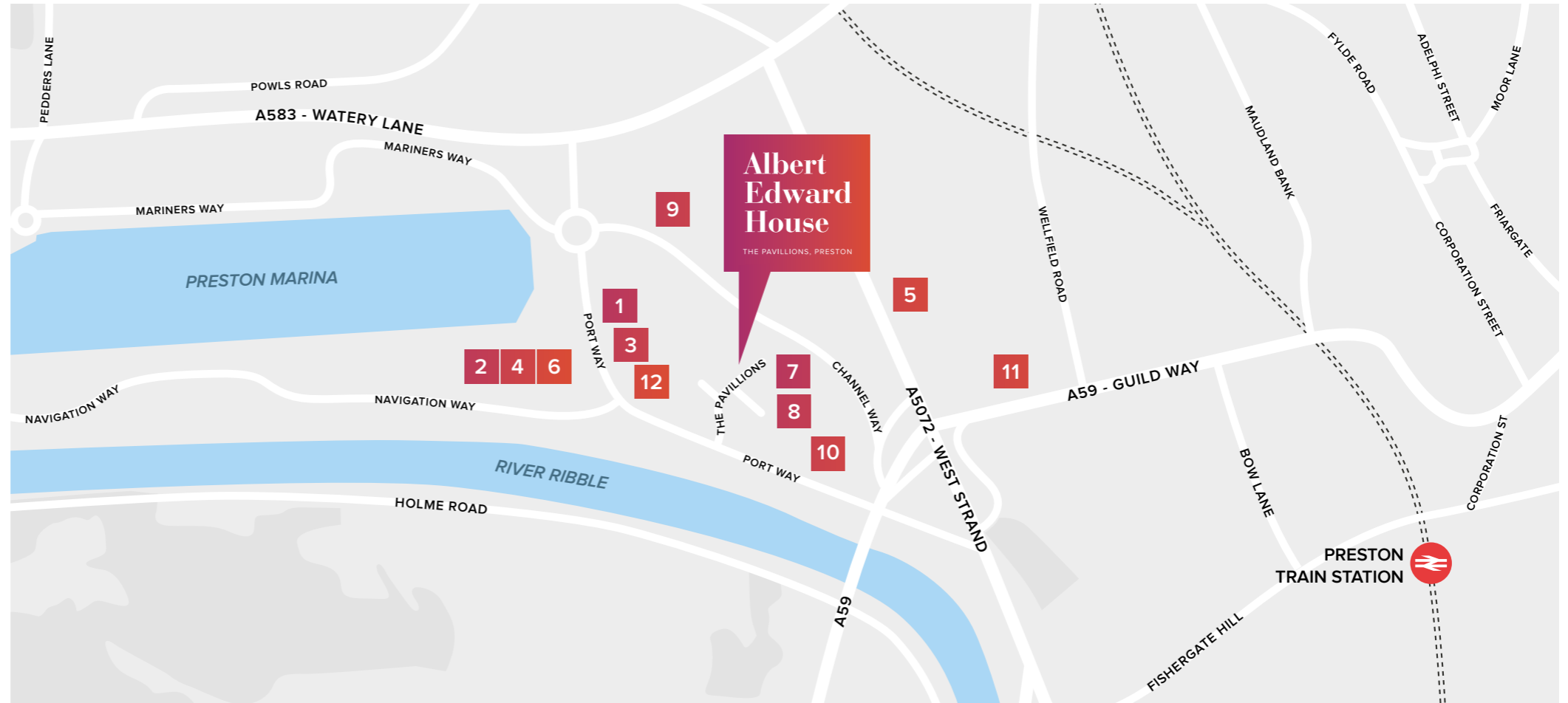
GALLERY

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1,893 - 3,900 SQ FT

DESCRIPTION

Fully refurbished office accommodation
providing the following features:



**SUSPENDED
CEILINGS**



**RECESSED
LIGHTING**



**AIR CONDITIONING
AVAILABLE**



**PERIMETER
TRUNKING**



**LANDSCAPED
SITE**



**PARKING AT
1:200 SQ FT**



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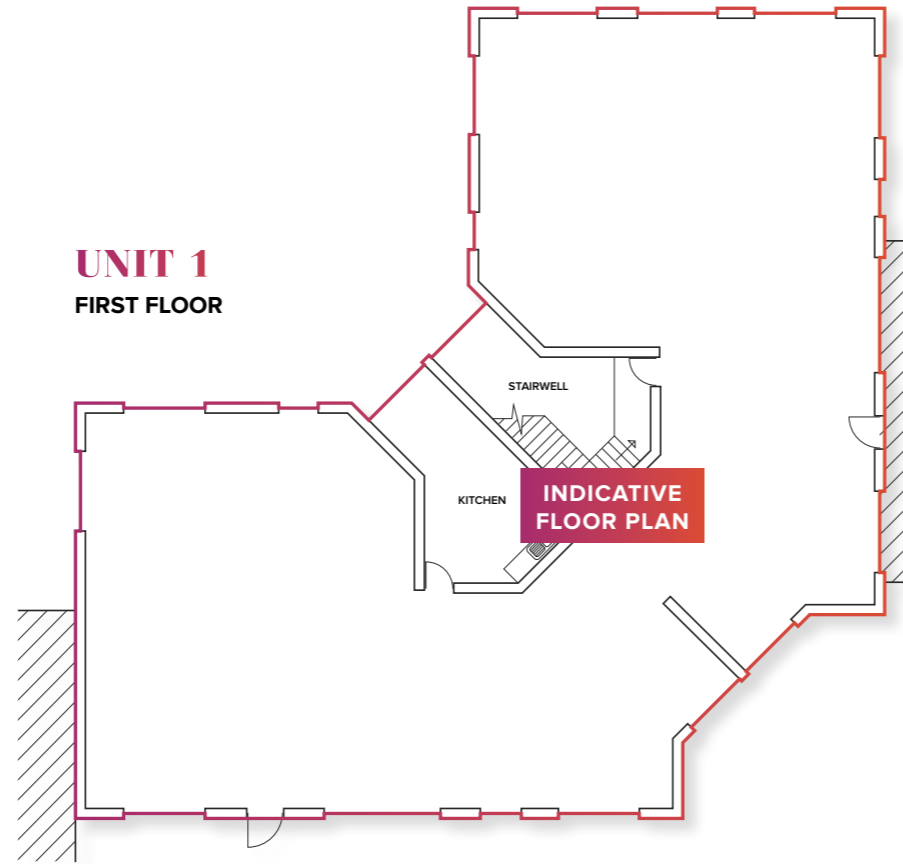
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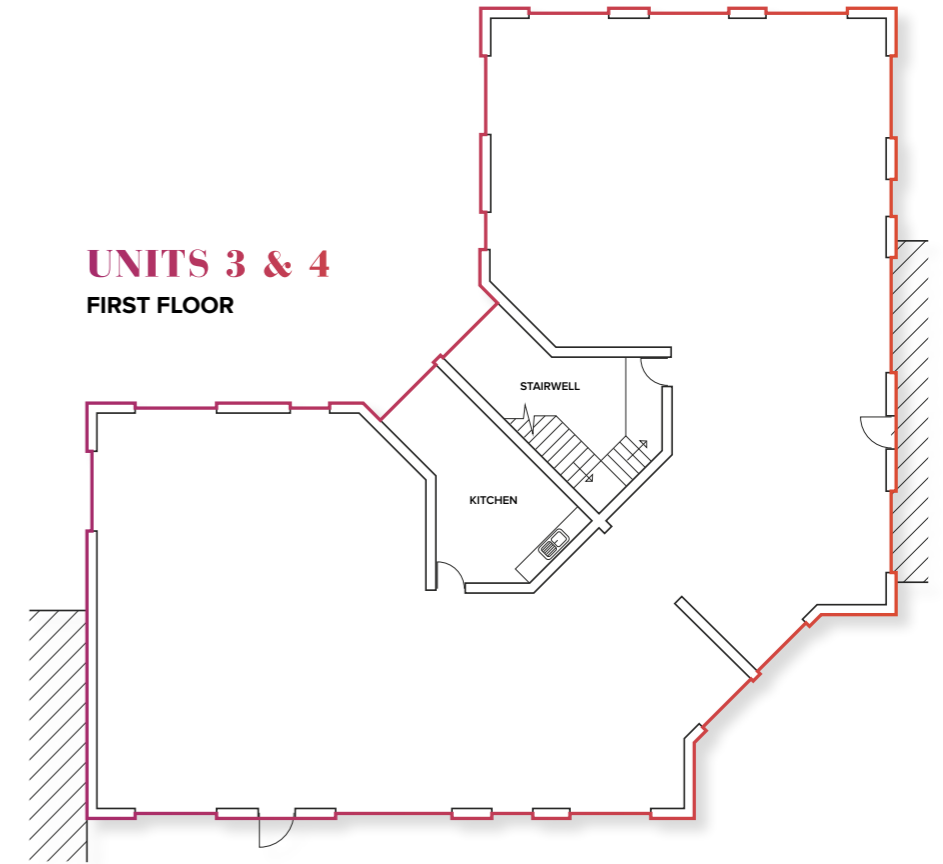
MODERN REFURBISHED OFFICE
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PARKING PROVISION

1,893 - 3,900 SQ FT

**UNIT 1
FIRST FLOOR**



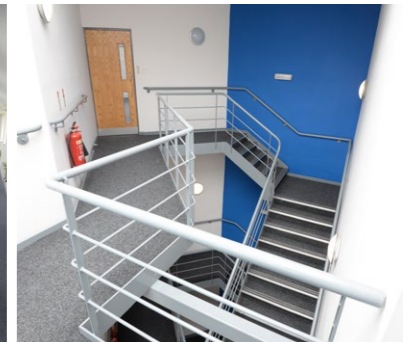
**UNITS 3 & 4
FIRST FLOOR**



ACCOMMODATION

| UNIT | SQ FT | SQ M | |
|-------------------------|-------|-------|--------------------------------|
| Unit 1 - First Floor | 1,893 | 175.8 | VIEW FLOORPLAN |
| Units 3&4 - First Floor | 3,900 | 362.3 | VIEW FLOORPLAN |
| 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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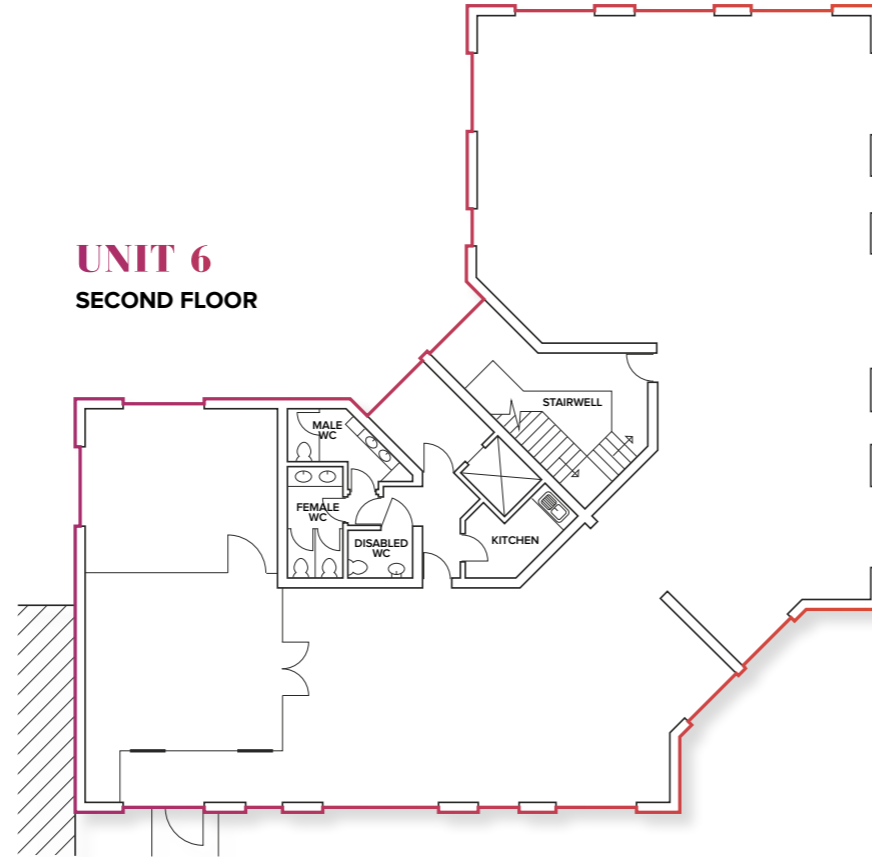
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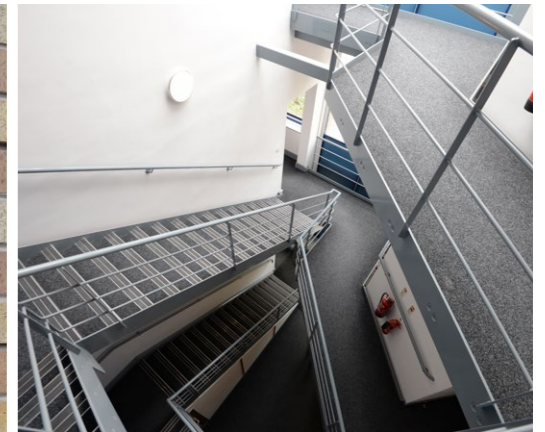
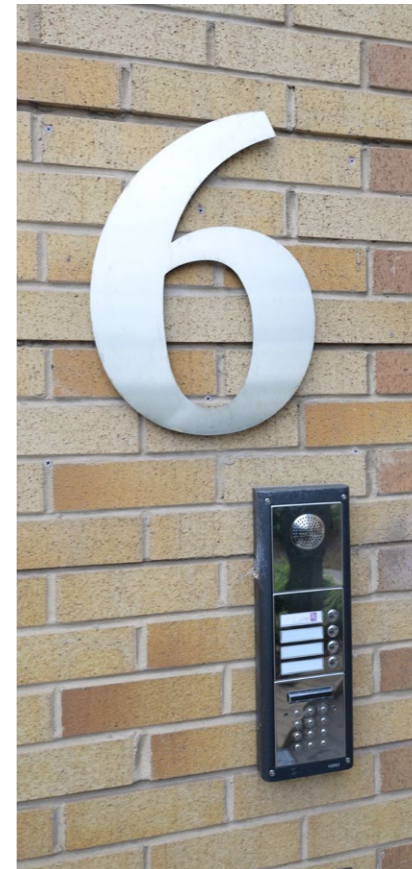
UNIT 6 SECOND FLOOR



ACCOMMODATION

| UNIT | SQ FT | SQ M | |
|-------------------------|-------|-------|--------------------------------|
| Unit 1 - First Floor | 1,893 | 175.8 | VIEW FLOORPLAN |
| Units 3&4 - First Floor | 3,900 | 362.3 | VIEW FLOORPLAN |
| Unit 6 - Second floor | 3,706 | 344.3 | VIEW FLOORPLAN |

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BACK

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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

Richard Wharton
richard.wharton@eu.jll.com

