



MODERN OFFICE PREMISES

TO LET
2 South Preston
Office Village,
Cuerden Way
Bamber Bridge
Preston PR5 6BL

LOCATION

South Preston Office Village is an established and popular business location directly accessible from junctions 29 of the M6, 9 of the M61 and 1 of the M65. The location benefits from amenities including Premier Inn, B & Q, Aldi, Sainsburys, South Ribble Tennis and Fitness Centre and Matalan all within easy walking distance.

DESCRIPTION

The property comprises modern, purpose built, high quality office accommodation benefitting from the following features:

- Modern glazed atrium entrance
- Fully fitted throughout including kitchen
- Suspended ceilings with Category II lighting.
- Attractive landscaped setting.
- Parking for 4 vehicles

FLOOR AREAS

Approximate net internal areas:

Ground Floor	646 sq ft	(60 sq m)
First Floor	732 sq ft	(68 sq m.)
Total	1,378 sq. ft.	(128 sq m)

TERMS

The property is available by way of a sub-lease with terms to be agreed at a quoting rent of £23,150 per annum exclusive.

RATES

Ground Floor R.V. £9,900

First Floor R.V. £11,000

Estimated Rates Payable (combined) £10,032 (2018/2019).

Further enquiries should be made of South Ribble Borough Council Tel: 01772 421491

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL FEES

Each party to be responsible for its own legal costs in connection with the transaction.

VIEWING
Strictly by appointment

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