

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

Suspended ceilings with Category

- Fully fitted throughout including kitchen
- Attractive landscaped setting.

II lighting.Parking for 4 vehicles

FLOOR AREAS

Approximate net internal areas:

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

TERMS

The property is available by way of a sub-lease with terms to be agreed at a quoting rent of $\pm 23,150$ 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.

MODERN OFFICE PREMISES

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

VIEWING Strictly by appointment

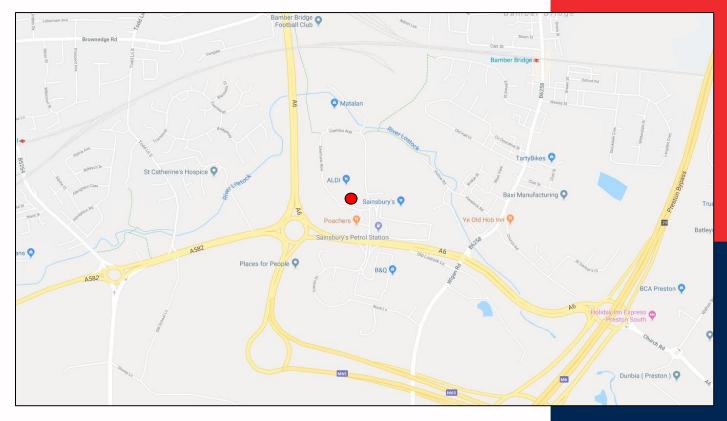
CONTACT Danny Pinkus 01772 769000 danny@pinkus.co.uk

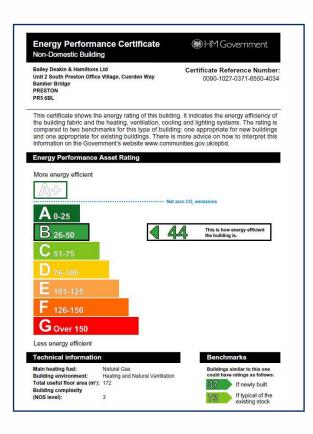
01772 769000 www.pinkus.co.uk

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LOCATION PLAN





For full details of available commercial premises throughout the North West, please visit:

www.pinkus.co.uk

16-18 Riversway Business Village, Navigation Way, Preston PR2 2YP



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ROBERT PINKUS for themselves and for the vendors and lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of The Joint Agents has any authority to make or give any representations or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT