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TO  
LET



## OFFICE SUITES

18.6 m<sup>2</sup> ( 114.5 ft<sup>2</sup> ) — 111.5 m<sup>2</sup> ( 1,179.2 ft<sup>2</sup> )

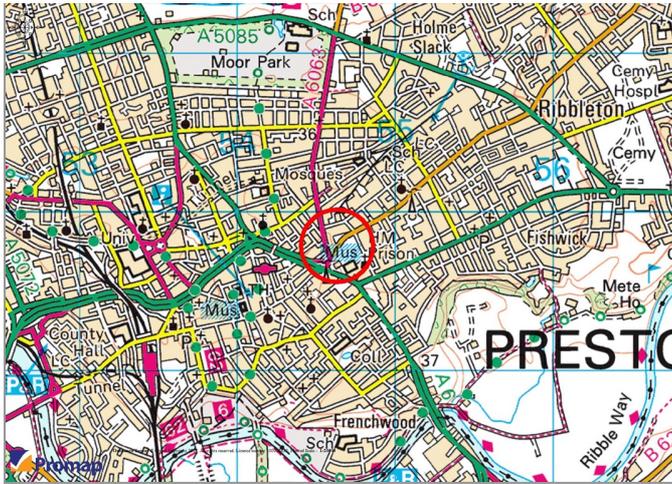
**The Watermark**  
9-15 Ribbleton Lane  
Preston  
PR1 5EZ

- Easy access to Preston City Centre
- Fully serviced premises
- Flexible lease terms available

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## Location

The Watermark is situated off the A59, circa 2.5 miles from Junction 31 of the M6 and less than a mile from The University of Central Lancashire. The Offices are within walking distance of Preston City Centre making them well located for all of the city's amenities.

Current occupiers are a mixture of businesses including Lime Estate Agents, Atmosphere, Scare and Dancefloor Couture

## Description

The Watermark offers a range of serviced work/creative space which have been finished to a high standard. The building's contemporary space benefits from high speed broadband, a café, CCTV, meeting pods and onsite parking as well as many other facilities making the building perfect for new and established businesses to essentially 'plug in' without the cost and time required in setting up an independent office.

## Accommodation

We have measured the offices on a net internal basis as follows:-

	m <sup>2</sup>	ft <sup>2</sup>	pcm
Suite A3	20	217	£237.50
Suite B2	19	202	£237.00
Suite B3	19	202	£237.00
Suite B6	19	202	£237.00
Suite D	110	1,179.23	£1,596.00
Suite F	47	507.32	£650.00
Studio 4	13	144.46	£170.00
Studio 5A	20	218.28	£293.00
Studio 5B	15	158.88	£200.00
Studio 6	13	144.67	£209.18
Studio 7B	15	159.42	£200.00
Studio 10	13	144.67	£279.00
Studio 12	13	144.67	£200.00
Studio 14	13	144.67	£200.00
Studio 16	13	144.67	£200.00
Unit 5	33	350.92	£562.00
Unit 6	33	350.92	£562.00

## Services

These offices benefit from central heating to all studios, a communal kitchen area and shower facilities.

## Facilities

- \* Cafe
- \* High speed broadband
- \* Onsite parking
- \* Onsite it support
- \* CCTV security
- \* Recycling
- \* Business Rates
- \* Coffee machine
- \* Office cleaning
- \* Kitchen area
- \* Cat 5 cabling
- \* 24 hour access
- \* Meeting pods
- \* Shower facilities
- \* Central heating
- \* Gas & electricity
- \* Communal foyer

## Rating Assessment

The business rates are covered by the service charge.

## Planning

We believe that the premises benefit from an established planning use classification within Class B1 (a) (offices) of the Use Classes Order 1987 (as amended).

Interested parties are, however advised to make their own enquiries of the Local Planning Authority Preston City Council (tel: 01772 906912).

## Tenure

The premises are available on new leases with terms to be agreed.

## Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

## Legal Costs

Each party to be responsible for their own legal costs incurred in each transaction.

## Energy Performance Certificate

**Energy Performance Certificate** HM Government  
 Non-Domestic Building

The Watermark  
 9-15 Ribbleson Lane  
 PRESTON  
 PR1 5EZ

Certificate Reference Number:  
 9771-3098-0034-0300-4321

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

A+ 0-25  
 A 26-50  
 B 51-75  
 C 76-100  
 D 101-125  
 E 126-150  
 F Over 150  
 Less energy efficient

**72** This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Natural Gas  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 1774  
 Building complexity (NOS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 46.09  
 Primary energy use (kWh/m<sup>2</sup> per year): Not available

**Benchmarks**

Buildings similar to this one could have ratings as follows:

24 If newly built  
 72 If typical of the existing stock

## VAT

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

## Enquiries

Via Joint Agents:

### Eckersley

Contact: Victoria Taylor Lewis  
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### Robert Pinkus & Co

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