

**Lambert Smith
Hampton**

0161 228 6411

79 MOSLEY STREET MANCHESTER M2 3LQ

Office Property

Office Accommodation

On the instructions of



Mapeley

To Let

Units 3a & 7a King Edward VII Quay, 3 Riversway, Preston PR2 2YF



- From 3,176 sq ft (295.10 sq m)
- Self contained office accommodation
- Attractive dockside location

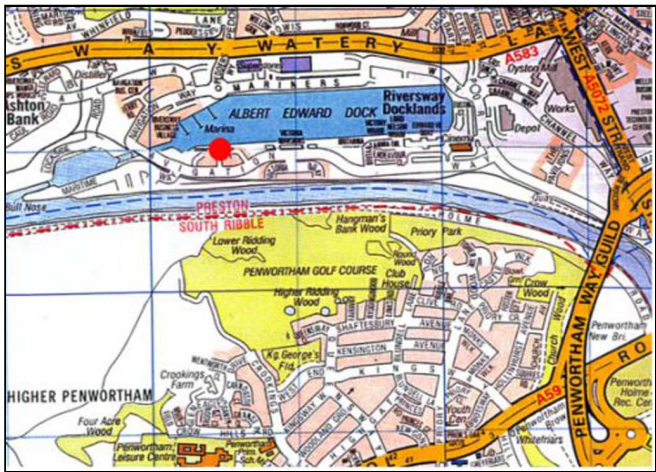


Most active national
office agents 2001-2007

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Units 3a & 7a King Edward VII Quay, 3 Riversway, Preston PR2 2YF

Location



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King Edward VII Quay is situated at Preston Docklands, located 2 miles West of Preston Town Centre and Preston Rail Station, which is one of the main stations on the West Coast Main Line. Junction 31 of the M6 Motorway is located 5.5 miles East of the property.

The property benefits from a good level of amenities in the immediate locality including Odeon Cinema, KFC, Morrisons supermarket and Chiquitos.

Description

King Edward VII Quay is a purpose built small office development and forms part of the wider redevelopment of Preston waterfront. The accommodation is situated on the ground floors of Units 3 and 7 which are linked by a common reception area.

Both units provide predominately open plan accommodation, however, a number of smaller private offices have been subdivided off Unit 7a. Unit 3 benefits from a staff break out area together with a reception area. Both units are self contained with their own separate male and female WC's. Disabled toilets are situated in the common areas.

The premises benefit from the following facilities/specification:

- Central heating
- Suspended ceilings with Category II lighting
- Under floor trunking

Accommodation

The accommodation has been measured in accordance with the RICS Code of Measuring Practice.

Floor area	sq ft	sq m
Suite 3a	4,261	395.83
Suite 7a	3,176	295.10
Total	7,437	690.91

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

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

Terms

The accommodation is available by way of an assignment of the existing leases or a sublease for a term of years to be agreed.

There are approximately 7 years remaining on the leases.

Rental

Upon application to the sole letting agents.

Code of Practice

You should be aware that the Code for Leasing Business Premises in England and Wales 2007 strongly recommends you seek professional advice from a qualified surveyor, solicitor or licenced conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions and trade associations or through the website www.leasingbusinesspremises.co.uk.

Viewing and Further Information

Viewing strictly by prior appointment with the sole agent:

Mark Bamber

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