



EDWARD V// QUAY
RIVERSWAY/PRESTON PR2 2YF
PRESTIGIOUS OFFICE SUITES/
BEST PARKING PROVISION
IN CENTRAL PRESTON

TO LET (MAY SELL)
3,216 SQFT - 30,000 SQFT





PRESTON

PRESTON IS THE ADMINISTRATIVE CENTRE OF LANCASHIRE, LOCATED 34 MILES (55.4 KM) NORTH WEST OF MANCHESTER, 14 MILES (22KM) WEST OF BLACKBURN, AND 39 MILES (61KM) NORTH EAST OF LIVERPOOL. GRANTED CITY STATUS IN 2002, PRESTON'S NATIONAL AND INTERNATIONAL STATUS HAS BEEN RAISED, INCREASING THE CITY'S POTENTIAL TO ATTRACT FURTHER JOB OPPORTUNITIES.

Major employers in the City include Lancashire County Council, Barclays, BAE Systems, BNFL, KPMG, Royal Mail and Leyland Trucks.

Preston is noted for a strong presence in the aerospace and high tech engineering industries with around 130 companies and 30,000 highly skilled people. The City's central position in the UK ensures that it is the location of choice for many distribution companies, including James Hall & Co. (Spar) and E. H. Booth & Co., both operating major regional distribution facilities in the City.

As a key regional city, Preston has become the third city for the North West alongside Liverpool and Manchester. This is demonstrated by being ranked 48 out of 2,200 retail centres nationally and is the premier shopping destination in Lancashire. The retail provision includes two large shopping centres, — namely Fishergate and St Georges — together with four 'out of town' retail warehouse parks.

THE DEVELOPMENT

The development provides a series of modern office buildings located in a superb business environment in the heart of Preston Riversway. Nearby amenities include Morrisons Supermarket, Costa Coffee, Chiquito,

Odeon Multiplex Cinema, a DW Fitness Centre together with a number of pubs and restaurants.

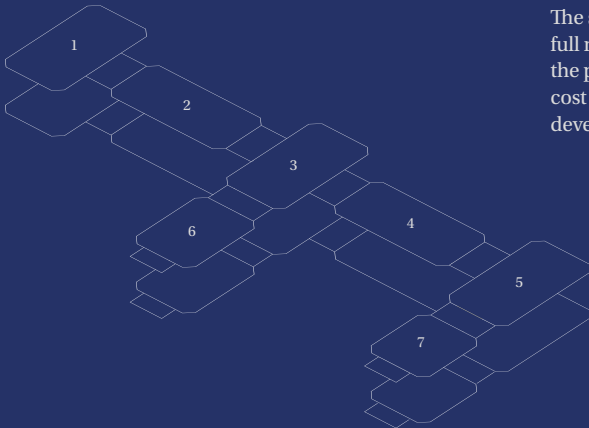
SPECIFICATION

Prestigious waterfront offices at ground and first floor level providing the following features:

- Individual open plan offices (capable of tenants partitioning)
- Secured lobby entrance
- Suspended ceilings incorporating recessed Cat 11 lighting

- Fully carpeted
- Passenger lift
- Generous parking provisions within a landscaped site
- On-site building manager

AVAILABILITY



See attached availability schedule.

The suites are available to lease on effective full repairing and insuring leases subject to the payment of a service charge to cover the cost of maintaining the common areas of the development.





LOCATION

Edward VII Quay is located on Navigation Way within the prestigious Preston Riversway Docklands development overlooking the picturesque Albert Edward Dock. Preston City Centre is approximately 5 minutes drive away.

The City of Preston is the administrative centre of Lancashire providing easy access to the M6, M61, M65 and M55 Motorways.

Preston's West Coast main line railway station is close by and Manchester Airport is within 55 minutes drive.



EDWARD VII QUAY  SAT NAV: PR2 2YF

VIEWING

For further information or to view please contact the sole agents.



danny@pinkus.co.uk



RATES PAYABLE

Please contact the agents for individual rates payable.

LEASE

Immediately available for a term of years to be agreed.

LEGAL FEES

Each party to bear their own legal costs relating to the transaction.

VAT

VAT will be charged at the prevailing rate.

SERVICE CHARGE

A service charge is applicable to cover the maintenance of the common parts of the property, details are available upon request.

RENTALS

Please see attached for availability schedule.

FOR SALE

Alternatively the offices are offered for sale by way of a 999 year ground lease at an annual ground rent of £200, reviewable on a 5 yearly basis to RPI.

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