

Old Docks House, 90 Watery Lane, Preston, PR2 1AU

**TO LET**



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**Use - Office**

**Size - 144 - 538 Sq ft**

**Rent - From £420.00 pcm plus VAT**

- Very high quality office accommodation within a completely renovated art deco building
- Suites from 144 sq.ft upwards
- Flexible lease terms
- All inclusive rentals
- On site parking



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## Old Docks House, 90 Watery Lane, Preston, PR2 1AU

### Location

The property is located close to Preston Docks on the edge of the city centre.

The building is easily accessed from the A59 bypass which links Preston with the M6 motorway.

The surrounding area is primarily commercial businesses such as Bowker BMW, Morrisons Supermarket and Starbucks, that are all located in the immediate vicinity.

### Description

The property is one of the most prestigious offices in Preston. Formally the property was the main dock office for Preston, however this art deco building has been fully restored and refurbished to create a business centre, which now offers the highest quality of office space for companies of all sizes.

The offices are available fully furnished with locally sourced furniture.

Some of the other facilities which are included in the rental are listed below:

- Front of house Customer Service
- Meeting room hire
- Cleaning
- Integrated telephone systems
- On site parking
- High quality kitchen and breakout rooms

### Accommodation

The following suites are currently available:

Suite	Size	All Inclusive Rental	Available
Office F4 & F5	308 sq.ft (6-9 workstations)	Available on request	NOW
Office B2.1	252 sq.ft (4-6 workstations)	Available on request	NOW
Office B2.2	144 sq.ft (3-4 workstations)	Available on request	NOW
Office G17	538 sq.ft (10+ workstations)	Available on request	NOW

### Tenure

Leasehold

### Rental

From £420.00 pcm plus VAT

### Lease Terms

The suites are available on flexible lease terms, full details available on request.

### Rating

These details are available on request.

### Services

Services are available to the property and the cost of utilities is included in the rental.

### Viewing

Strictly through agents

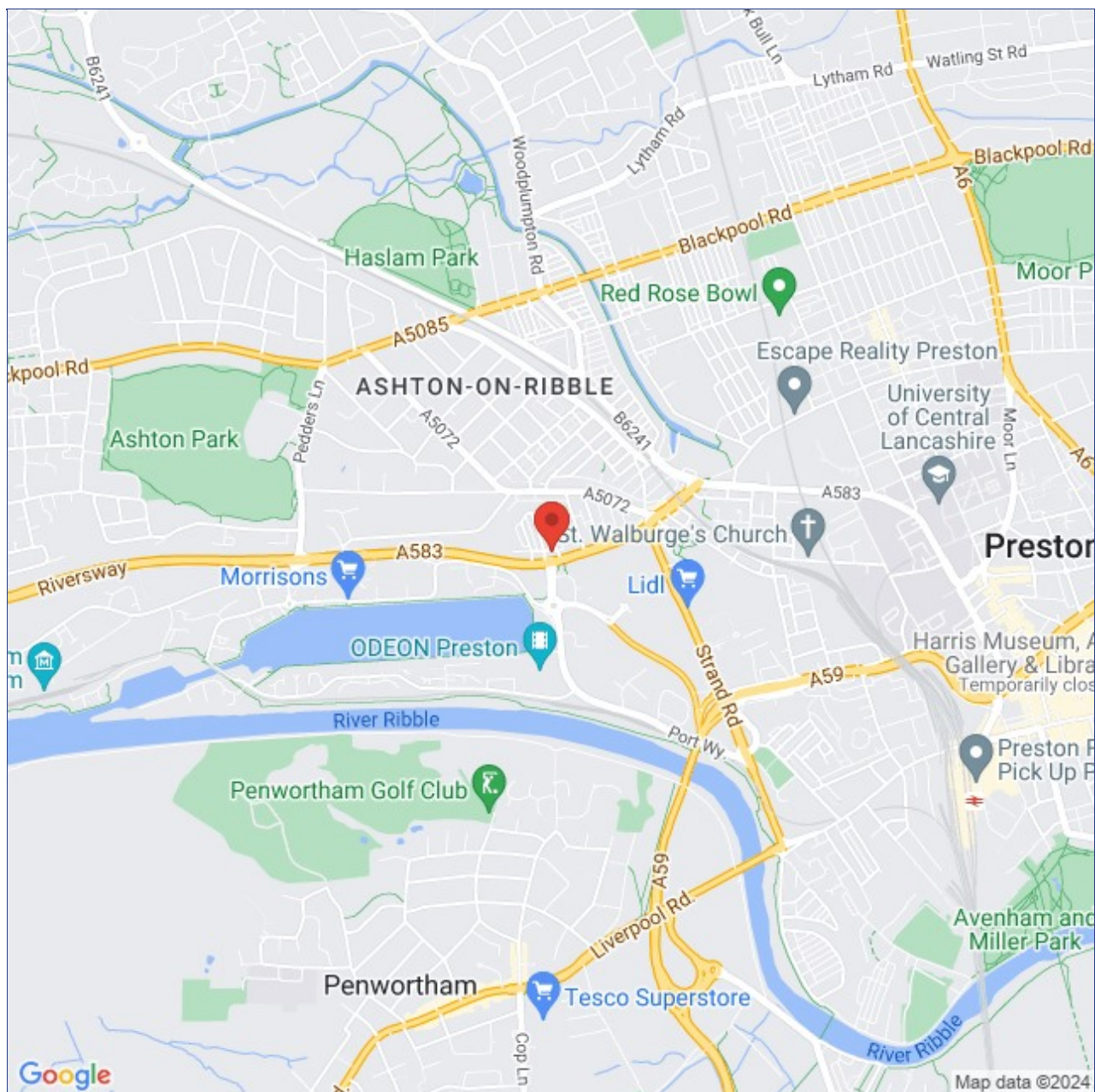
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