

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

TO LET



TO LET

Use - Office

Size - 201 - 403 Sq ft

Rent - See accommodation schedule

Price - From £670 per month.

- TO LET - Good quality office and studio space close to Preston City Centre
- Flexible lease terms
- All inclusive rentals
- On site amenities and facilities



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

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

Location

The Watermark is prominently situated just off the A59 / A6, Preston's Inner Ring Road, on the edge of the city centre.

The immediate surrounding area is predominantly commercial with Preston Bus Station a short walk away,

Description

The property has been comprehensively refurbished throughout to provide good quality office and studio space at affordable rentals. The accommodation is available on flexible lease terms and is available immediately.

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

Suite	Size (sq. ft.)	Price pcm.
A1	403 sq.ft	POA
B3	201 sq.ft	POA
B4	201 sq.ft	POA
B5	201 sq.ft	POA

Price

From £670 per month.

Rental

See accommodation schedule

Lease Terms

Flexible lease terms. Full details available on request.

Rating

Available on request.

Legal Costs

Each party responsible for their own legal costs.

Services

The cost of all services is included within the rental price.

Viewing

Strictly through agents

Taylor Weaver
James Taylor
Telephone: 01257 204 900
james@taylorweaver.co.uk

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



www.taylorweaver.co.uk

Telephone: 01257 204900



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.