

TO LET

THE WATERMARK STUDIOS
9-15 RIBBLETON LANE
PRESTON
PR1 5EZ

- ❑ CITY CENTRE OFFICE / STUDIO ACCOMMODATION
- ❑ FROM 145 – 351 SQ FT AVAILABLE
- ❑ ALL INCLUSIVE RENTS
- ❑ 24 HOUR ACCESS
- ❑ ON-SITE PARKING
- ❑ VIEWING BY APPOINTMENT ONLY

PRICES START FROM £19.99 PER CALENDAR MONTH



LOCATION

The property is located on Ribbleton Lane which provides ease of commuting to Preston City Centre, the M6 at J31 and surrounding motorway network. It is within walking distance of Preston bus and train stations.

DESCRIPTION

These all-inclusive offices / studio suites provide a range of accommodation and are currently let to both new and established businesses. Offices from £402 per month, coworking from £19.99 per day, virtual office services from £9.99 per month, boardroom hire £15 per hour.

Facilities include:

- Kitchen Area
- Communal Foyer
- Free tea and coffee sachets
- **Free back car park**
- Paid private parking
- CCTV
- Office cleaning service
- Recycling
- High Speed Broadband
- On site IT support
- Meeting/Conference Room
- CAT 5 cabling
- Outgoing Mail Pick up Point
- 24 Hour Access
- Shower Facilities
- Business Rates
- Central Heating throughout
- Gas/Electricity

BUSINESS RATES

Included in the rent.

LEASE / LEGAL COSTS

Available by way of a new lease or license agreement, with terms to be agreed.

INTERNAL IMAGES

Please see the back page for internal image examples.

EPC RATING

Available on request

ACCOMODATION/AVAILABILITY

Suite	Sq Ft	3 month rolling p/m	12 month term
Suite B5	201 sq ft	£617.76	£561.60
Room 1	201 sq ft	£617.76	£561.60
Studio 3	163 sq ft	£499.20	£475.42
Studio 11	159 sq ft	£486.94	£440.56

6 and 24 month terms also available. Please contact us for further information.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

VAT

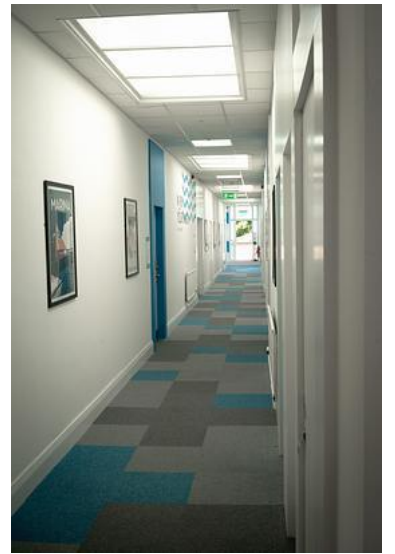
All prices quoted are exclusive of VAT but are subject to VAT at the prevailing rate.

VIEWING ARRANGEMENTS

Via prior appointment on tel:0333 344 8005 or via our sales director: **07518 641512**



THE WATERMARK, RIBBLETON LANE



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