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**TO  
LET**



## SERVICED OFFICE SUITE WITH CAR PARKING - FLEXIBLE TERMS

52 m<sup>2</sup> ( 560 ft<sup>2</sup> )

**Quayside House  
Navigation Way  
Preston  
PR2 2YP**

- Modern and easily accessible location
- Fully manned reception
- Inclusive rent
- 2 allocated car parking spaces (1:280) with further free parking available nearby
- Flexible lease terms

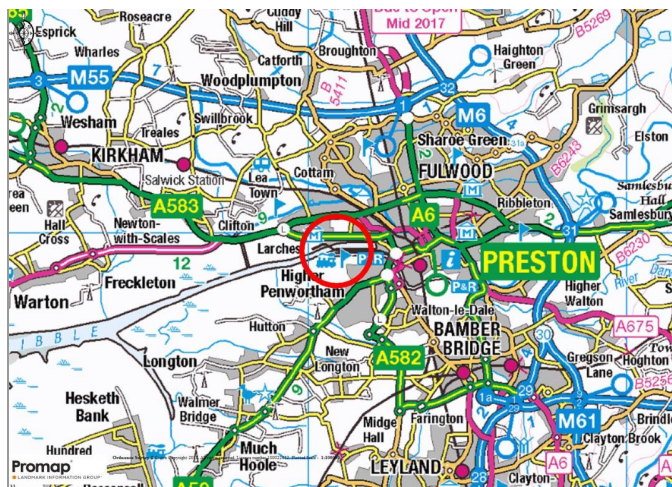
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## Location

Quayside House is located off Navigation Way at its junction with Chain Caul Way within the prestigious Preston Riversway Docklands Development and overlooking the Albert Edward Dock Marina.

Preston City Centre is circa 5 minutes drive away. The City of Preston is the administrative centre of Lancashire and there is easy access to the national motorway network via the M6, M61, M65 and M55 motorways. Preston West Coast main line railway station is close by.

## Description

Quayside House is a modern attractive detached office building being of brick construction beneath tile roof providing office and consulting rooms finished to a high standard.

The building is occupied by S.E.E.D. a charity who is seeking to lease a surplus office suite on flexible terms. The suite comprises a self contained office comprising an open plan office with 3 separate office/consultation rooms accessed directly from the main office. The suite will be available on a fully serviced basis. The property features include the following:

- Wi-Fi
- Separate boardroom/meeting room (booking required)
- WC/kitchen facilities
- Car parking ratio

## Accommodation

The property extends to the following approximate net internal floor areas:-

	m <sup>2</sup>	ft <sup>2</sup>
FF office suite	52	560

## Services

We understand that the premises benefit from mains connections to electricity, water and drainage. The rental charges include services subject to a fair usage.

## Rating Assessment

Rental charges include business rates.

## Planning

We believe that the premises benefit from an established planning use classification within Class B1 (a) (offices) of the Use Classes Order 1987 (as amended).

Interested parties are, however advised to make their own enquiries of the Local Planning Authority Preston City Council (tel: 01772 906912).

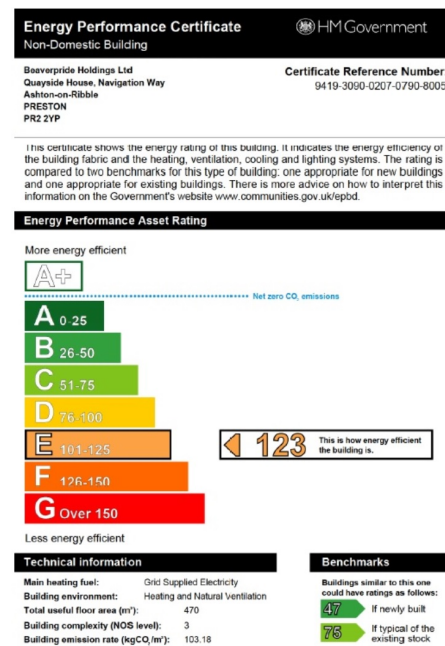
## Terms

The suites are available on flexible terms to be agreed.

## Rental

£1,000 per calendar month.

## Energy Performance Certificate



## Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

## Legal Costs

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

## Enquiries

Strictly by appointment with the sole agents:

**Eckersley**

Telephone: 01772 883388

Contact: Fiona Warren

Email: [fw@eckersleyproperty.co.uk](mailto:fw@eckersleyproperty.co.uk)