

ONE

PRIORY COURT

PRESTON BROOK WA7 3FT

REFURBISHED
GROUND FLOOR
OFFICE SUITES

TO LET

1,438 SQ FT –

3,027 SQ FT



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DESCRIPTION

LOCATION

MAPS

ACCOMMODATION

GALLERY

TERMS

CONTACT



The property comprises a modern high specification purpose built business park building constructed as part of a phase of 3 buildings in the 1990s. The first floor is tenanted and the ground has been split into 2 separate suites which are available to lease. The property has been comprehensively refurbished and benefits from the following features/specification.

The current specification includes:



Air conditioning



Male, Female & Disabled WCs



7 parking spaces with each suite



Suspended ceiling with inset



Shower facility



24 hour access



LED lighting panels



Bicycle parking



Fitted kitchens in each suite

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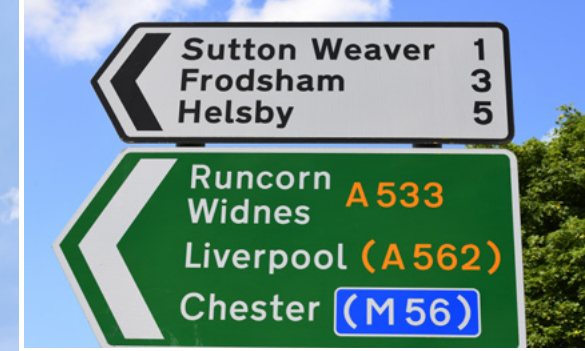
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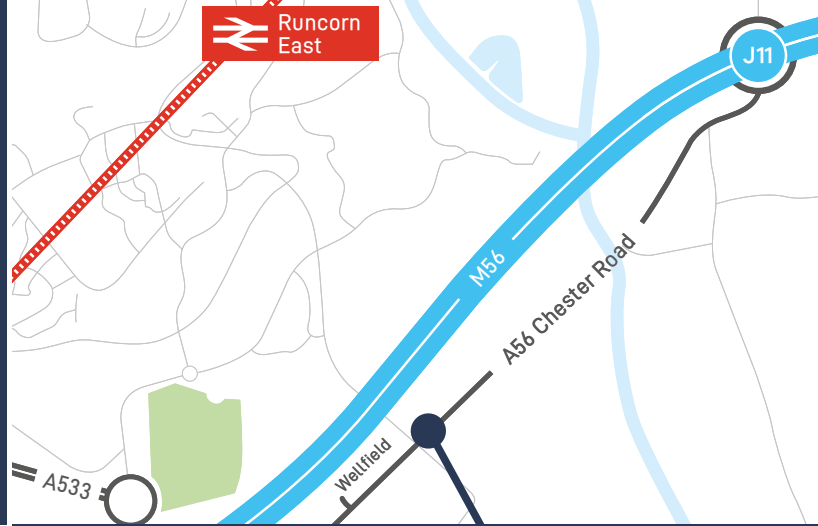
The property is located in Priory Court, Preston, an established modern office park. Prominently positioned close to Junction 11 of the M56, occupiers benefit from quick access to a host of regional locations. Rail access is available via the nearby Runcorn East Station.

Local amenities include a Beefeater Pub Restaurant, Spar, Premier Inn, De Vere Hotel & Leisure Club and Spar Food Store. With its excellent communication links and local amenities, the locality has proved popular with occupiers including Teva Pharmaceuticals, Phoenix Medical Services, Capita O2 and PM Projen amongst others.

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DRIVE TIMES

Location	Distance (Miles)	Drive Time (Mins)
Warrington	6.8	16
Manchester Airport	17.9	20
Chester	17.6	26
Liverpool	19.1	36
Manchester	25.4	43

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The property has been measured in accordance with the RICS Code of Measuring Practice and has the following Net Internal Area:

Accommodation	Sq Ft	Sq M
G1	1,438	134
G2	1,589	148
First Floor	<i>cashconverters</i>	

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The ground floor suites are available to lease on a term of years to be agreed.

RENT

The rent information can be provided upon application via the agents.

BUSINESS RATES

All interested parties should make a request to Halton Borough Council.

EPC

An EPC rating of C69, a full certificate is available on request.

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To view this property, please contact the joint agents;



Simon Roddam

01925 281 282

simonroddam@begroup.uk.com

Greg O'Hara

01925 281 281

gregohara@begroup.uk.com



Oliver Woodall

0161 837 1396

oliver@edwardsandco.com

Ed Keany

0161 837 1394

ed@edwardsandco.com

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 Blaze
Marketing
0161 387 7252