



TUSTIN COURT

RIVERSWAY, PRESTON DOCKLANDS, PR2 2YQ



TO LET

Prestigious waterfront offices
with extensive allocated parking

Suites available from
2,497 sq ft to 3,331 sq ft (231.97 sq m to 309.46 sq m)





Prestigious waterfront offices



TUSTIN COURT

RIVERSWAY,
PRESTON DOCKLANDS,
PR2 2YQ



DESCRIPTION

LOCATION

SITUATION

ACCOMMODATION & FLOOR PLANS

FURTHER INFORMATION

DESCRIPTION

These prestigious waterfront offices comprise a self-contained building constructed of brick walls beneath pitched tiled roofs. A feature entrance reception is accessible directly from the car park and provides access to the full fitted accommodation which incorporates carpeted floors, decorated/plastered walls and suspended ceilings with recessed lighting units. Anodised aluminium window frames provide natural lighting throughout and various partitions are erected creating private offices/meeting rooms/break out area and kitchen. The building is DDA compliant and incorporates a passenger lift to all floors.

Other features include: -

- Capable of occupation floor by floor or as a whole
- Air-conditioning throughout and raised floors
- Fully alarmed and door access control system
- Allocated car parking spaces are provided per suite

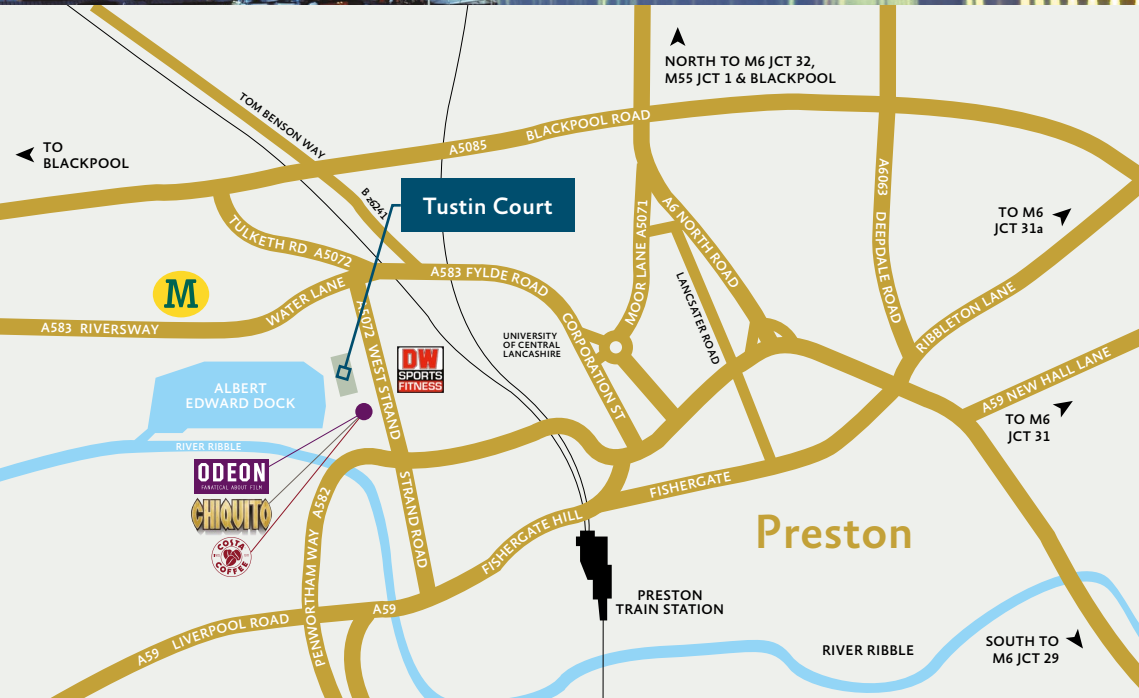


Easy access via great connections



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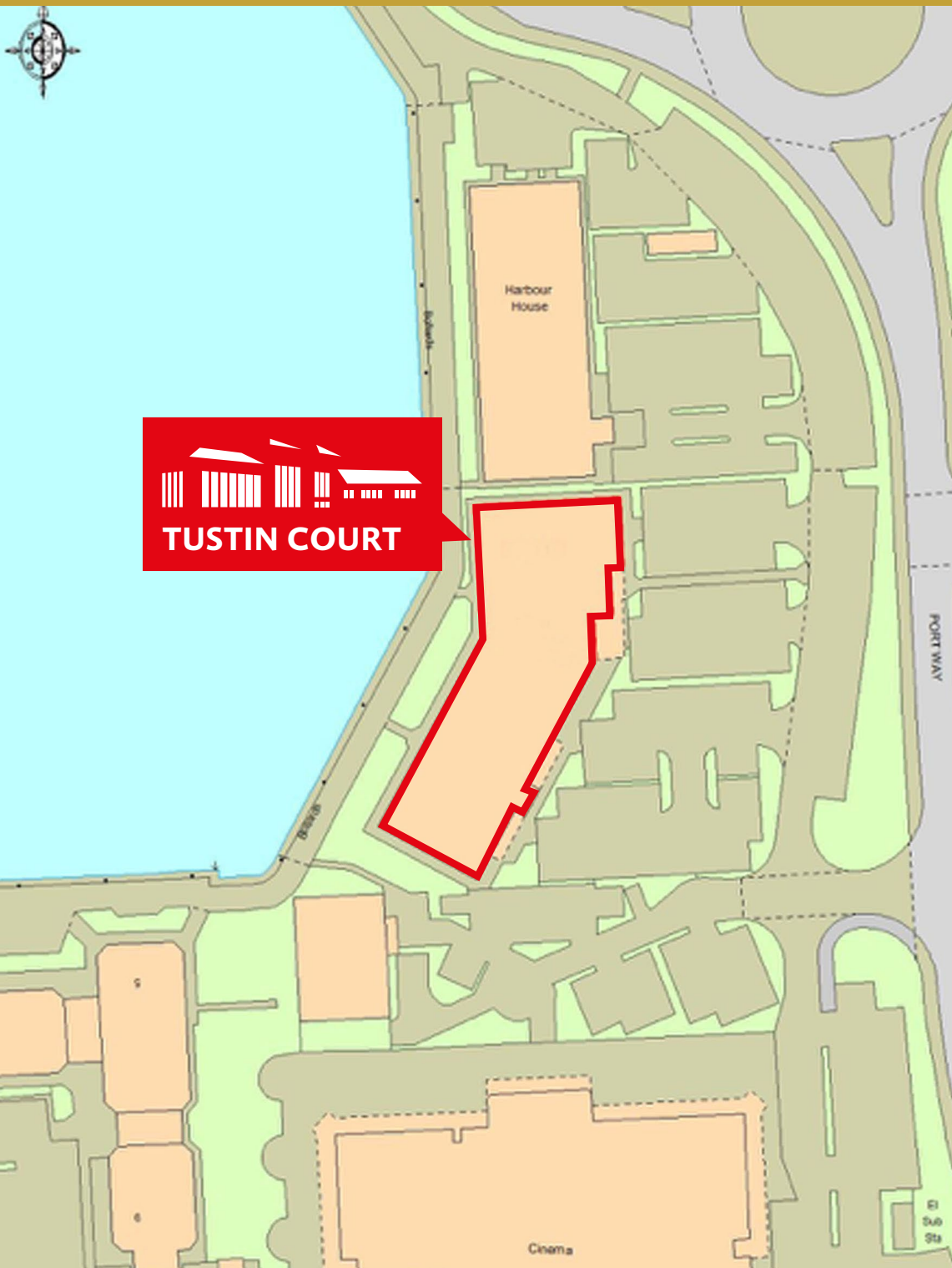
ACCOMMODATION & FLOOR PLANS

FURTHER INFORMATION

LOCATION

The office forms part of Tustin Court situated within the popular Riversway Docklands commercial area to the south west of Preston City Centre. Junctions 29-31 of the M6 motorway are accessible within a 15 minute drive and provide easy access into the remainder of the north west and national motorway network. West Coast mainline railway services are available at Preston Station enabling London Euston to be reached within 2 hours 15 minutes. Nearby occupiers include Community Gateway Association, the Odeon Cinema, KPMG, the Football League and a DW Fitness Club.





Situated within the popular
Riversway Docklands



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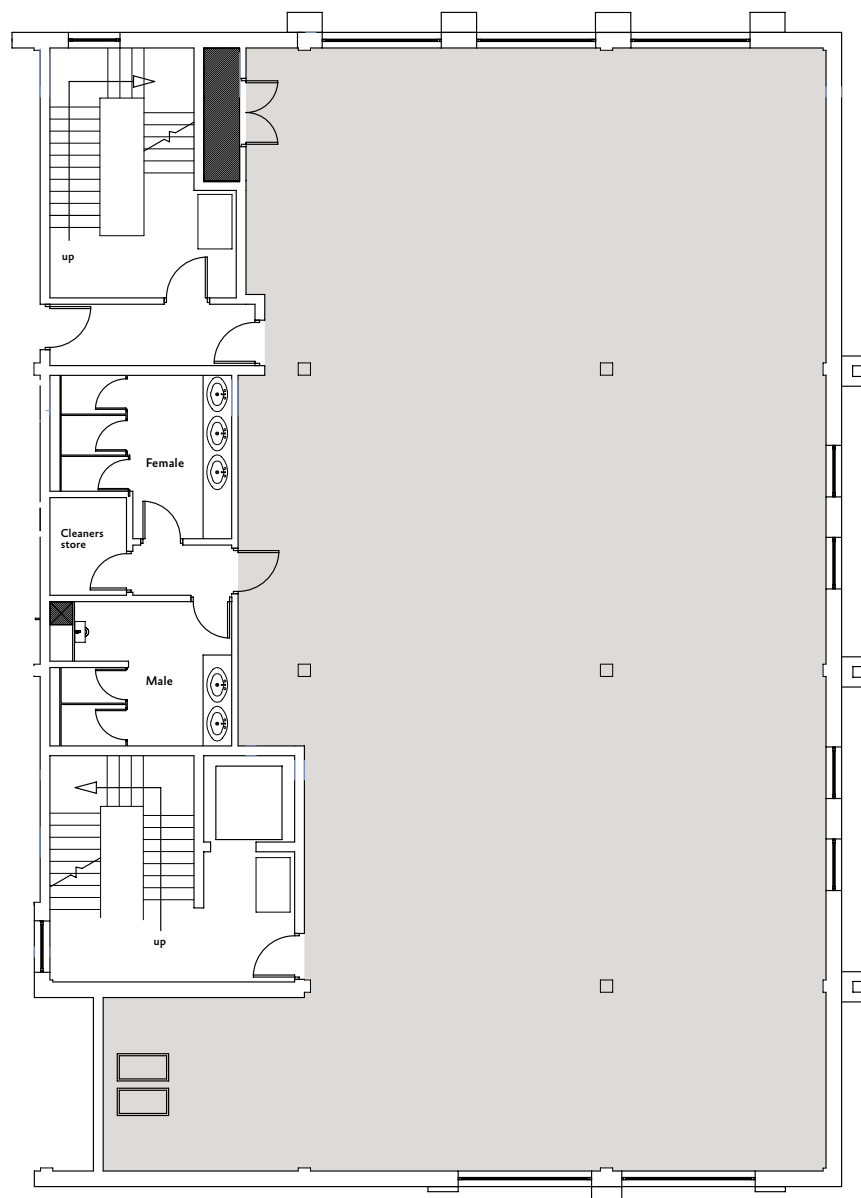




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TYPICAL FLOOR PLAN



Capable of occupation floor
by floor or as a whole

AVAILABLE SUITES

UNIT 1

| Floor | Sq M | Sq Ft | Parking Spaces |
|--------------|---------------|--------------|----------------|
| First floor | 309.46 | 3,331 | 7 |
| Total | 309.46 | 3,331 | 7 |

UNIT 3

| Floor | Sq M | Sq Ft | Parking Spaces |
|--------------|---------------|--------------|----------------|
| Second floor | 231.97 | 2,497 | 6 |
| Total | 231.97 | 2,497 | 6 |

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The perfect working
environment

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TERMS

Available floor by floor or as a whole on the basis of new full repairing and insuring lease(s) for a term of years to be agreed.

For further information please contact the letting agent.

SERVICE CHARGE

A service charge is payable to cover the cost of maintaining the common parts and external estate areas and full details can be provided on request. In addition the tenant will be responsible for insurance and all utilities.

EPC

Full EPC reports are prepared and available upon request.

RATEABLE VALUE

To be assessed.

VAT

All terms quoted are exclusive of, but may be liable to, VAT at the prevailing rate.

LEGAL FEES

Each party to be responsible for its own legal costs in connection with the transaction.

VIEWING

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