

ONE

PRIORY COURT
PRESTON BROOK WA7 3FT

**REFURBISHED
FIRST FLOOR
OFFICE SUITE**

EPC RATED A

TO LET
1,502 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 ground and part first floors are tenanted with one further suite on the first floor 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



24 hour access



Suspended ceiling with inset



Bicycle parking



Fitted kitchen in suite



LED lighting panels



7 parking spaces

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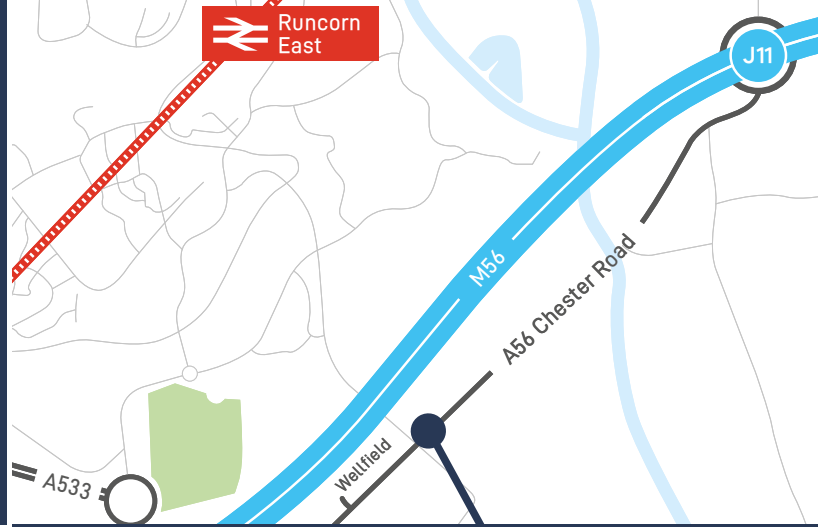
The property is located in Priory Court, Preston, an established modern office park. Prominently positioned close to Junction 11 of the M56, occupiers benefit from quick access to a host of regional locations. Rail access is available via the nearby Runcorn East Station.

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		LET
G2		LET
F1	1,502	140
F2		LET

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The first floor suite is 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 A, a full certificate is available on request.

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To view this property, please contact the joint agents;



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