

- Modern, flexible office space from 645-1,378 sq ft
- Great transport links
- On-site parking

South PR5ston

OFFICE VILLAGE



PR5 6BL



Well-connected, high-quality office accommodation set within an attractive landscaped village

Cuerden Way, Bamber Bridge, Preston, Lancashire PR5 6BL

Welcome to your new office

- High quality accommodation with modern glazed atrium entrances
- Fully fitted throughout including kitchen area
- Suspended ceilings with Category Two lighting
- Attractive landscaped 'village' setting
- Car parking spaces included with option to rent additional spaces
- Active site management.

South Preston Office Village is a uniquely designed concept providing prestigious two-storey, self-contained offices in a well-connected location easily accessible from 3 major motorways. Each highly-specified office building provides the flexibility for occupiers to take either the ground floor, upper floor or the whole unit.

Location

South Preston Office Village is an established and popular business location that is directly accessible from Junctions 29 M6; 9 M61; and 1 M65, providing easy access to the remainder of the north west and national motorway network.

The location is well served by a variety of hotels including a Premier Inn as well as restaurants and retail facilities such as B&Q, Aldi and Sainsbury's supermarkets. South Ribble Tennis & Fitness Centre is within easy walking distance.

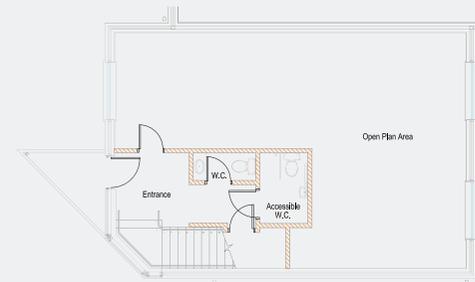
Regular bus services and local railway links in Bamber Bridge are available within a 10 minute walk. Preston, Blackburn, Chorley and Leyland are all within a six mile radius.



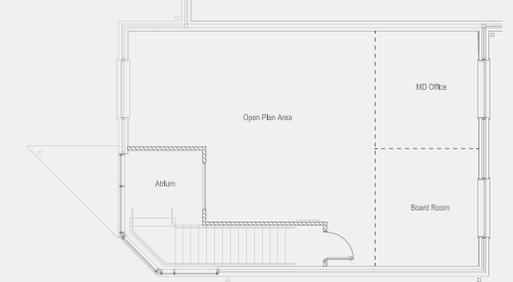
Site Plan



Ground Floor



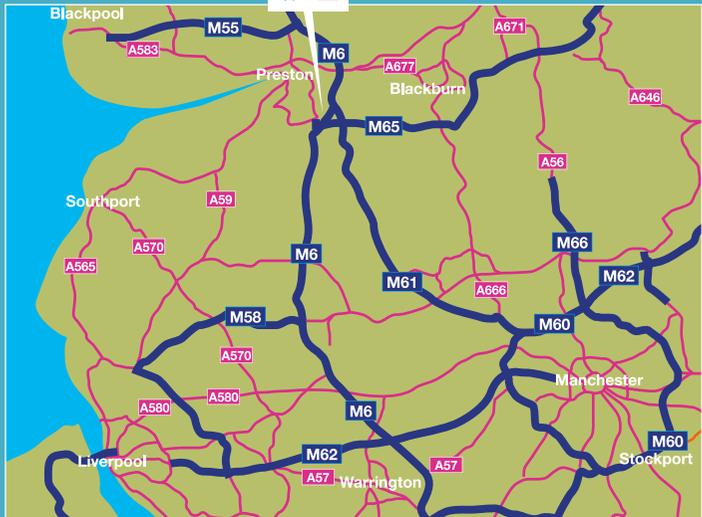
First Floor



----- Indicative sub-division

Lease

The accommodation can be made available on the basis of a six year effective full repairing and insuring lease incorporating a third year rent review. Rental value available on request.



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To find out more:

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