



Albert
Edward
House.

THE PAVILIONS
PRESTON
PR2 2YB



FOR SALE / TO LET

Prominent out of town office accommodation with substantial car parking

176 to 3,430 sq m (1,893 to 36,922 sq ft)

SUMMARY.

Status:

For Sale or To Let – opportunities available on a unit-by-unit, floor-by-floor, or whole-site basis.

Tenure:

Presently Long Leasehold (freehold acquisition in progress).

Size:

1,893 sq ft to 36,922 sq ft (approx.).

Location:

Docklands area, Preston – an established and thriving district for office and commercial activity, benefitting from a wide range of nearby amenities and excellent transport connectivity.



KEY HIGHLIGHTS.

01.

Flexible sale and letting options – individual units, floors, combinations, or the entire site available

02.

Modern and adaptable accommodation suitable for a variety of occupiers and business uses

03.

Prominent location within Preston's Docklands commercial district

04.

Long leasehold interest with freehold acquisition in progress, enhancing future ownership prospects

05.

Refer to the Accommodation page for detailed floor areas and configuration options

LOCATION.

Albert Edward House is prominently situated on the Pavilions Business Park within Preston's Docklands development area, approximately 1.5 miles west of Preston City Centre.

The Docklands area is a well-established and thriving location for office and commercial activity, offering a mix of modern business accommodation, leisure uses, and retail amenities.

The immediate area benefits from a wide range of on-site and nearby amenities, all within walking distance of the property, including:



TRANSPORT CONNECTIVITY.

Albert Edward House enjoys excellent transport links:

- Located just off the A59, providing direct access to Junction 31 of the M6 motorway, approximately 3 miles west.
- Junctions 30, 31, 31A, and 32 of the M6 are all easily accessible, offering strong connections to regional and national road networks.
- Preston Train Station is approximately 1.3 miles by car or around a 1-mile walk, offering frequent rail services to major destinations including Manchester, Liverpool, and London.
- A Park & Ride facility is located nearby, providing quick and efficient links into Preston City Centre.
- Regular bus services operate along the A59 and Riversway corridor, connecting the Docklands area to surrounding districts and central Preston.



DESCRIPTION.

Albert Edward House comprises a range of office accommodation arranged across multiple buildings and over several floors, providing modern and adaptable workspace. The buildings have recently benefited from new roofs, and the car park was resurfaced and re-lined in October 2025.

SPECIFICATION.



Suspended ceilings



LED lighting



Air conditioning



Perimeter trunking



Landscaped site



Excellent On-site parking (1:200 sq ft)







ACCOMMODATION.

- Floor areas range from 1,893 sq ft to 36,922 sq ft (approx.).
- Units are available for sale or to let, individually, by floor, in combinations, or as a whole.
- Sale pricing and rental terms are available upon request.

Unit	Occupier	Floor	NIA Area (sq ft)
Unit 1	Available	Ground	1,656
	Available	First	1,891
		Total	3,547
Unit 2	Available	Ground	1,648
	Available	First	1,889
		Total	3,537
Units 3 & 4	SpaMedica Ltd	Ground	3,511
Units 3 & 4	SpaMedica Ltd	First	3,793
Unit 5	Preston the Docklands Centre Ltd T/A Regus		12,253
Unit 6	Available	Ground	3,381
	Available	First	3,392
	Available	Second	3,659
		Total	10,432

Individual floor plans are available upon request.





SALE BASIS.

All units are available for sale, either individually or as a whole. Copies of the existing leases can be provided to investment enquirers upon request.

LETTING BASIS.

- Unit 1** Available as a whole or on a floor-by-floor basis.
- Unit 2** Available as a whole or on a floor-by-floor basis.
- Unit 6** Available as a whole or on a floor-by-floor basis.

TERMS.

Upon application.

SERVICE CHARGE.

All units will be subject to an estate charge, covering the repair, maintenance, and management of estate common areas. In addition, split units will be subject to a service charge, the terms and figures of which will be subject to the space taken, to recover any common repair, maintenance items, and operating costs.

VAT.

Any figures referred to herein, may be subject to VAT at the prevailing rate.

ANTI-MONEY LAUNDERING.

In accordance with AML regulations, identification and source of funds checks will be required.

UNIT 6

UNIT 6



FURTHER INFORMATION.

Floor plans, EPCs, and other documentation available on request.

Viewings strictly by appointment with the sole agents:

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