

Walker House

Preston (Lancashire) PR2 2XP



Located on the Docklands area of Preston, on the Nelson Court Business Centre, just off Chain Caul Way. Preston City Centre is approximately 2 miles to the east and junction 1 of the M55 is approximately 4 miles to the north. Local amenities include McDonalds, KFC, Mercedes Benz, Audi, Makro and Morrison's supermarket. Preston Railway Station has excellent services including a direct link to Birmingham New Street and London Euston, and there are also very good bus services operating around the city.

Business rates are included with the serviced offices, this is something you will appreciate as this is often the second biggest cost when renting an office. This centre makes running your office simple as electricity and heating used is included within the serviced offices, although subject to a fair use policy. Maintenance and repair of the heating system, as well as standing charge for the gas/electric is also included. Regarding telephone installation and line rental, this tends to vary from serviced provider to provider some charge for the installation and setup of the handset etc while others include this in the rental. The centre will charge for the cost of calls, although this is normally more economical than going direct to BT as the landlord uses his bulk buying capacity and passes a portion of this on to our tenants. The line rental and basic supply is included within the serviced offices although this will be subject to fair use policy. This centre provides five different sized offices to choose from, accommodating in each from one to 12 workstations.

transport links

Underground	N/A
Train Station	Preston Station
Road Link	M6 Fulwood
Airport	Warton Aerodrome

Serviced Offices

- **Price** : £200 pcm
- **Min Price** : £200 pcm
- **Min Size** : 1 wkstns
- **Max Size** : 4 wkstns
- **Total Size** : 11 wkstns
- **Min Term** : 6 mnths
- **Max Term** : 60 mnths