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TO  
LET



## ATTRACTIVE OFFICE SUITES

19.9 m<sup>2</sup> ( 214 ft<sup>2</sup> ) — 127.5 m<sup>2</sup> ( 1,373 ft<sup>2</sup> )

**Office Suites**  
**25 Winckley Square**  
**Preston**  
**PR1 3JJ**

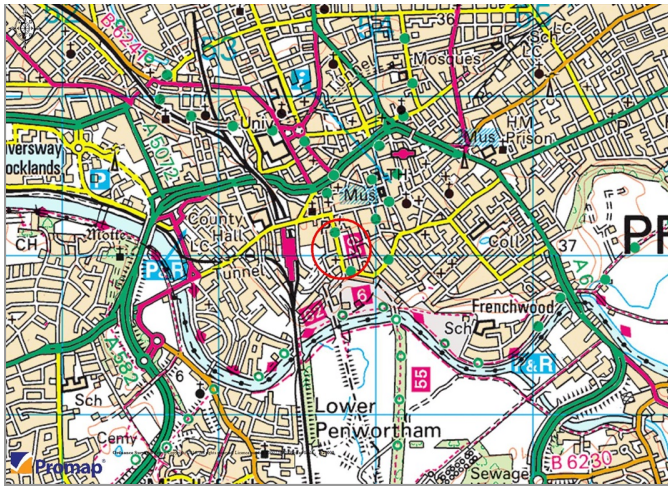
- Profile location
- Character building
- Flexible lease terms

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## Location

Occupying a prestigious position overlooking Winckley Square, this property is in the centre of the prime professional district within Preston City Centre. The premises are located close to both the City's railway station and within easy walking distance of the main retail thoroughfare, Fishergate.

## Description

The premises provide office suites of varying sizes over ground, first and second floors accessed via the attractive common entrance hall. Male and female WC facilities together with a kitchen facility are available. The building is fully centrally heated and has the benefit of a front door security control system.

## Accommodation

The available office suites extend to the following approximate Net Internal Areas:-

	m <sup>2</sup>	ft <sup>2</sup>
<b>Ground Floor</b>		
Suite 1 & 2	35.02	377
<b>First Floor</b>		
Suite 4	LET	LET
Suite 5	LET	LET
<b>Total</b>	LET	LET
<b>Second Floor</b>		
Suite 6	43.57	469
Suite 7	29.07	313
Suite 8	19.88	214
<b>Total</b>	<b>92.52</b>	<b>996</b>

Car parking may be available by way of separate negotiation at £750 per space pa.

## Rating Assessment

Interested parties are recommended to make their own enquiries with Preston City Council (tel. 01772 906972).

## Planning

We understand that the premises have an existing use as offices B1(a) under the Town & Country Use Classes Order 1987 (as amended).

Interested parties should make their own enquiries with Preston City Council (tel. 01772 906912).

## Tenure

The suites are available by way of new leases for terms to be agreed. The rental will include:-

- Heating
- Electricity to common parts
- Water
- Cleaning of common parts
- External window cleaning
- Fire prevention within common areas
- Repair and maintenance to the exterior and common parts
- Building insurance

Tenants will be individually responsible for:

- National non-domestic rates
- IT/telephone connections
- Electricity consumption within own accommodation
- Cleaning, maintenance and decoration of own accommodation
- Contents insurance

## Asking Rental

All rentals are quoted per annum and will include those services listed above:-

Suite 1 & 2	£5,650 p.a.
Suite 4	LET
Suite 5	LET
Suite 6	£7,000 p.a.
Suite 7	£4,700 p.a.
Suite 8	£3,200 p.a.

## Energy Performance Certificate

**Energy Performance Certificate** HM Government  
 Non-Domestic Building

Baby Bond  
 25 Winckley Square  
 PRESTON  
 PR1 3JJ

Certificate Reference Number:  
 0690-0733-9479-9402-5006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

A+ (A+)

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

108 This is how energy efficient the building is.

**Technical Information**

Main heating fuel: Oil  
 Building environment: Heating and Natural Ventilation  
 Total useful floor area (m<sup>2</sup>): 487  
 Building complexity (NDS level): 3  
 Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 62.08  
 Primary energy use (kWh/m<sup>2</sup> per year): Not available

**Benchmarks**

Buildings similar to this one could have ratings as follows:  
 36 If newly built  
 105 If typical of the existing stock

## Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

## Legal Costs

Each party to be responsible for their own legal costs incurred in each transaction.

## Enquiries

Strictly by appointment with the sole agents,  
**Eckersley**

Telephone: 01772 883388  
 Contact: Mary Hickman  
 Email: [mh@eckersleyproperty.co.uk](mailto:mh@eckersleyproperty.co.uk)