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**TO  
LET**



## ATTRACTIVE OFFICE PREMISES

170 m<sup>2</sup> ( 1,830 ft<sup>2</sup> )

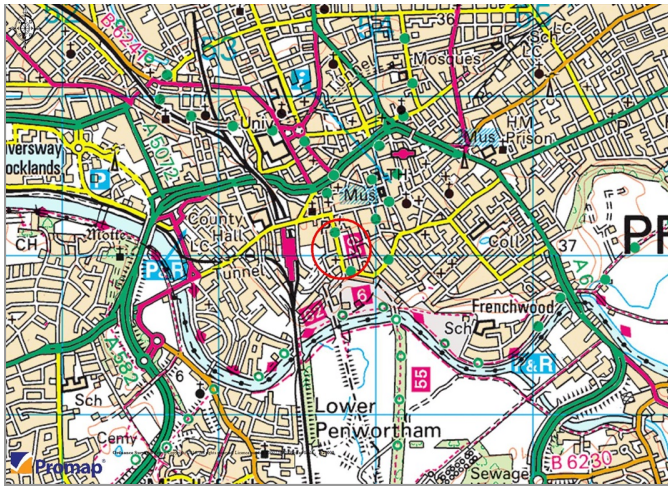
**25a Winckley Square  
Preston  
PR1 3JJ**

- Prestigious location
- Panoramic views over Winckley Square
- Period Building with Character
- Car Parking Available
- Flexible Lease Terms

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## Location

The subject premises are situated fronting Winckley Square in the centre of Preston. Winckley Square links to the City's prime retail thoroughfare of Fishergate, with the main professional business district located around the Square itself.

The immediate vicinity comprises a mix of office and residential properties with a broader range of commercial uses nearby on Winckley Street. Occupiers including Pizza Express, Barclays Bank and a range of independent retailers and service providers.

## Description

The accommodation comprises the first, second and third floors of the building and provides a mix of open plan with cellular office space together with kitchen and WC facilities.

The first floor accommodation is in keeping with its' use as professional offices benefiting in part from suspended ceilings incorporating recessed Category II light fittings, electric wall mounted uplighters and is carpeted and decorated throughout.

The upper floors provide cellular office accommodation following a full refurbishment.

Externally, the property benefits from three vehicle spaces to the rear of the building.

## Accommodation

We have estimated the approximate net internal areas as follows:-

	m <sup>2</sup>	ft <sup>2</sup>
First floor	64.3	692
Second floor	54.5	587
Third floor	51.2	551
<b>Total</b>	<b>170.0</b>	<b>1,830</b>

## Services

The premises benefit from mains service connections to electricity, water and drainage. There is a single gas fired central heating boiler located in the basement.

## Rating Assessment

The office premises need to be separately re-assessed for rating purposes.

## Planning

We understand that the premises benefit from a general use class classification within class B1(a) of the Town & Country Planning (Use Classes) Order 1987 (as amended).

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

## Tenure

The offices are available on a new effective full repairing and insuring leases either as a whole or in part.

## Service Charge

The cost of maintenance and all mains service supplies will be recovered by way of a separate service charge.

## Asking Rental

£12,000 per annum.

Car parking is available to the rear of the property at a rental of £700 per space per annum.

## Photographs and Plans

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

## Energy Performance Certificate

**Energy Performance Certificate** HM Government

Non-Domestic Building

25a Winckley Square  
PRESTON  
PR1 3JJ

Certificate Reference Number:  
0490-9346-6130-6000-6203

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+ > 108
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	Benchmarks
Main heating fuel: Natural Gas	Buildings similar to this one could have ratings as follows:
Building environment: Heating and Natural Ventilation	
Total useful floor area (m <sup>2</sup> ): 436	28 If newly built
Building complexity (NOS level): 3	75 If typical of the existing stock
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year): 63.05	
Primary energy use (kWh/m <sup>2</sup> per year): Not available	

## VAT

All rentals quoted are exclusive of, but may be subject to, VAT at the standard rate.

## Legal Costs

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

## Enquiries

Strictly by appointment with the sole letting agents:

### Eckersley

Telephone: 01772 883388  
 Contact: Fiona Warren  
 Email: [fw@eckersleyproperty.co.uk](mailto:fw@eckersleyproperty.co.uk)