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**eckersley**  
incorporating Irvine Taylor

**TO LET  
FOR SALE**



## **SUBSTANTIAL HEADQUARTER OFFICES**

925 m<sup>2</sup> ( 9,957 ft<sup>2</sup> )

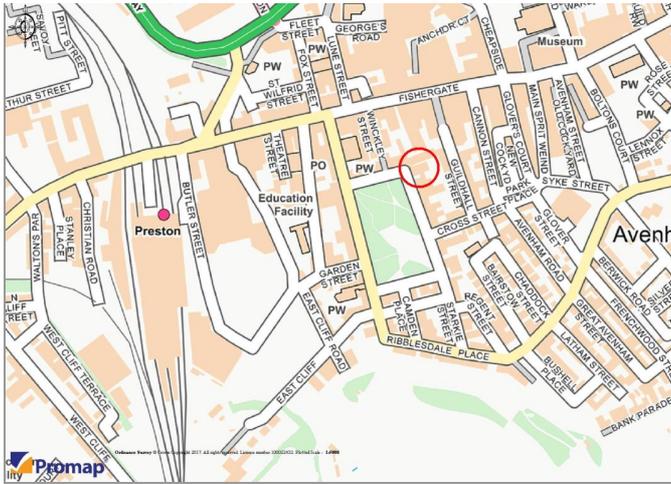
**6 Winckley Square  
Preston  
Lancashire  
PR1 3JJ**

- **Preston's main business district**
- **Immediately adjacent to Preston City Centre**
- **Overlooking the recently restored Winckley Square Gardens**
- **19 dedicated car parking spaces with a further 9 spaces double parked**

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## Location

The premises are situated at the north east corner of Winckley Square, Preston's main business district being immediately adjacent to Winckley Square Gardens and Preston City Centre.

Winckley Square Gardens has recently undergone a major restoration thus providing an attractive setting and working environment.

Preston Railway Station is situated less than 500 metres to the west and is a major north west rail hub. Its position on the West Coast Mainline offers frequent services running between Glasgow Central and London Euston.

Preston's proximity to the M6, M61, M55 and M65 motorways provides fast and efficient road access to the rest of the north west.

## Description

An imposing headquarter office building dating back to circa 1805 being Grade II Listed. The location provides an excellent outlook over Winckley Square Gardens.

The property is of brick construction beneath pitched slate roof offering office accommodation over 3 levels in addition to basement accommodation.

The premises provide mixed open plan and cellular accommodation with a range of staff amenity areas including kitchen, WC's and a hospitality suite.

The premises offer mixed high ceilings with feature cornice/mouldings and suspended ceilings, cat 2 lighting, partial raised data floors, gas-fired central heating, air conditioning and IT networking.

To the rear is a gated car park providing 19 spaces with a further 9 spaces being double parked.

## Accommodation

The accommodation has been estimated to extend to the following net internal floor areas:-

	m <sup>2</sup>	ft <sup>2</sup>
Ground floor	301	3,240
First floor	285	3,068
Second floor	148	1,593
Basement (inc hospitality suite)	191	2,056
<b>Total</b>	<b>925</b>	<b>9,957</b>

## Services

We understand that all mains services are connected to the premises including electricity, gas, water and drainage.

Heating is via a gas-fired central heating system.

## Rating Assessment

The premises have a Rateable Value of £66,500.

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

## Planning

The premises benefit from an established planning use classification within Class B1(a) of the Use Classes Order 1987 (as amended).

Interested parties are, however, advised to make their own enquiries of the planning department at Preston City Council (tel. 01772 906912).

## Terms

The premises are available by way of a new lease for a term of years to be agreed.

Alternatively, the Landlord may consider selling the premises.

## Rental/Price

Upon application.

## Energy Performance Certificate

**Energy Performance Certificate** Non-Domestic Building

0 W F Lop  
 6 Winckley Square  
 PRESTON  
 PR1 3JU

Certificate Reference Number:  
 9250-3046-0834-0300-2325

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+

**85** This is how energy efficient the building is.

Less energy efficient

**Technical Information**

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	1523
Building complexity (NOS level):	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	59.21
Primary energy use (kWh/m <sup>2</sup> per year):	344.4

**Benchmarks**

Buildings similar to this one could have ratings as follows:

**24** If newly built

**71** If typical of the existing stock

## VAT

All rentals quoted are subject to VAT at the standard rate.

## Legal Costs

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

## Enquiries

Strictly by appointment with the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson

Email: [mac@eckersleyproperty.co.uk](mailto:mac@eckersleyproperty.co.uk)