Chartered Surveyors
Commercial Property Consultants
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TO LET



CITY CENTRE OFFICE SUITES

91 m² (980 ft²) — 158 m² (1,700 ft²)

The Chambers
53 Guildhall Street
Preston
PR1 3NU

- City Centre location
- On-site car parking available by separate negotiation
- Modern specification
- Flexible Terms and Incentives Available

www.eckersleyproperty.co.uk

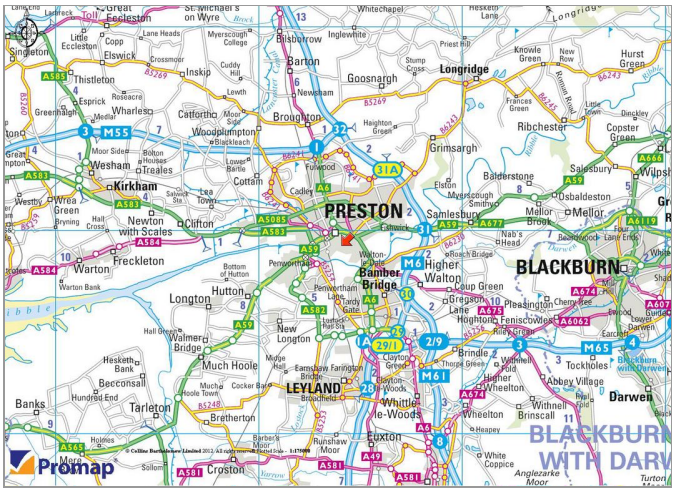
Preston office
25A Winckley Square
Preston
PR1 3JJ

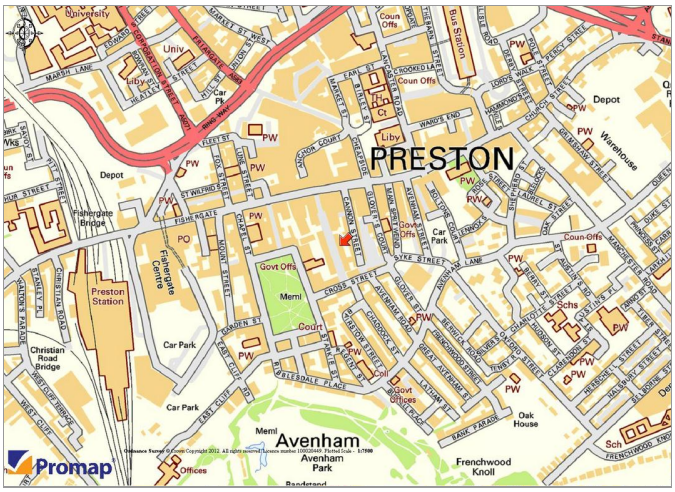
T | 01772 883388
E | preston@eckersleyproperty.co.uk

Lancaster office
76 Church St
Lancaster
LA1 1ET

T | 01524 60524
E | lancaster@eckersleyproperty.co.uk

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Location

The premises are situated fronting Guildhall Street, a well established office location, just off Fishergate, Preston's prime retail thoroughfare and in close proximity to Winckley Square, the City's main business district.

Description

The suites are located within a four-storey office building with a passenger lift providing access to all floors. The accommodation benefits from male and female WC facilities together with kitchenette facilities at mezzanine level for the sole use of the occupiers of each floor.

The suites provide a range of open plan and private offices and meeting rooms. The accommodation benefits from suspended ceilings, recessed lighting and perimeter trunking.

On site car parking may be available to the rear of the building by separate negotiation.

Accommodation

The accommodation extends to the following approximate net internal areas:

	m²	ft²
Ground Floor	91	980
Second Floor	158	1,700

Services

Mains connection to gas, electricity, water and drainage are available to the property. Heating is provided by way of gas-fired central heating.

Rating Assessment

The premises have the following Rateable Values:

Ground Floor Suite	£8,100
Second Floor Suite	£13,750

Interested parties should, however, make their own enquiries of the local rating authority, Preston City Council (www.preston.gov.uk).

Planning

We understand the premises benefit from use within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended)

Interested parties are advised to make their own enquiries of the planning department at Preston City Council (www.preston.gov.uk).

Tenure

A range of flexible leasing options may be available, subject to agreement between the parties.

Asking Rentals

Ground floor	£12,940
Second floor	£21,750

All rentals are quoted per annum exclusive of VAT, service charge, insurance, business rates and all other occupancy costs.

Service Charge

A service charge is levied to recover the costs incurred by the landlord in respect of maintenance; management; security; heating of the building; and the provision of services to the common areas.

Energy Performance Certificates

Copies of the relevant Energy Performance Certificates are available on request.

Photographs and Plans

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

VAT

All figures quoted are exclusive of, but will be subject to, VAT at the prevailing rate.

Legal Costs

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

Enquiries

All enquiries to the joint agents:

Eckersley
Contact: Mary Hickman
Tel: 01772 883388
Email: preston@eckersleyproperty.co.uk

Northern Trust
Contact: Laura Nicholas
Tel: 01257 238666
Email: lauranicholas@northerntrust.co.uk

Eckersley for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Eckersley has any authority to make or give any representation or warranty whatever in relation to this property.

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TO LET
1,700 SQ FT











