

Chartered Surveyors
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Valuers

eckersley
incorporating Irvine Taylor

**TO
LET**



SELF-CONTAINED OFFICES

158.3 m² (1,597 ft²)

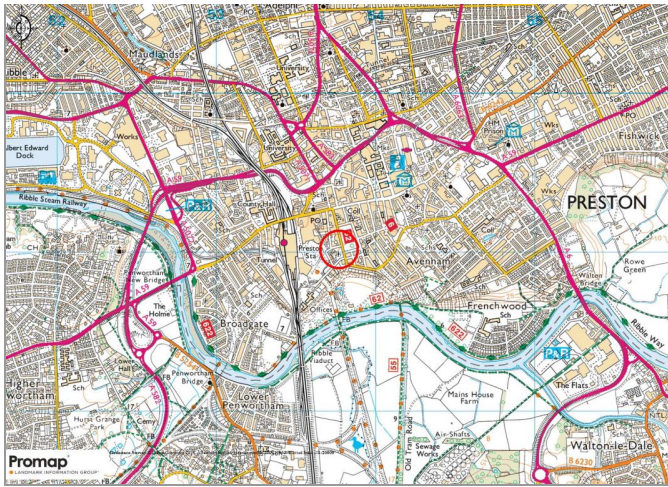
Premises to rear of
23 Winckley Square
Preston
PR1 3JJ

- City Centre location
- Open plan accommodation
- On site car parking

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
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 Preston
 PR1 3JJ

Lancaster office T | 01524 60524
 Castle Chambers E | lancaster@eckersleyproperty.co.uk
 China Street
 Lancaster
 LA1 1EX



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 comprise a self-contained three-storey property of conventional brickwork construction benefiting from metal framed single-glazed windows and a dedicated ground floor entrance. The property provides predominantly open plan office accommodation over two floors with "brew station" facilities on the first floor. Additional storage accommodation is provided in the undercroft.

Externally, the accommodation also benefits from onsite car parking.

Accommodation

The accommodation extends to the following approximate net internal areas:-

	m ²	ft ²
First floor offices	46.18	497.0
Second floor offices	44.72	481.4
Total NIA	90.90	978.4
Ground floor undercroft storage	67.44	618.3

Services

We understand that all mains services are either available or connected to the property.

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

We understand that the premises are to be offered by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

Asking Rental

£20,000 per annum, exclusive.

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.

Energy Performance Certificate

Energy Performance Certificate HM Government
 Non-Domestic Building

OFFICES TO REAR OF
 23 Winckley Square
 PRESTON
 PR1 3JJ

Certificate Reference Number:
 9750-3005-0767-0701-8105

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.

Energy Performance Asset Rating

More energy efficient

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

123 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: 31 if newly built 90 if typical of the existing stock
Building environment: Heating and Natural Ventilation	
Total useful floor area (m ²): 100	
Building complexity (NDS level): 3	
Building emission rate (kgCO ₂ /m ² per year): 82.29	
Primary energy use (kWh/m ² per year): 473.41	

VAT

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

Enquiries

Strictly by appointment with the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk