

Chartered Surveyors
Commercial Property Consultants
Valuers

eckersley
incorporating Irvine Taylor

TO
LET



ATTRACTIVE OFFICE SUITES

19.9 m² (214 ft²) — 92.5 m² (996 ft²)

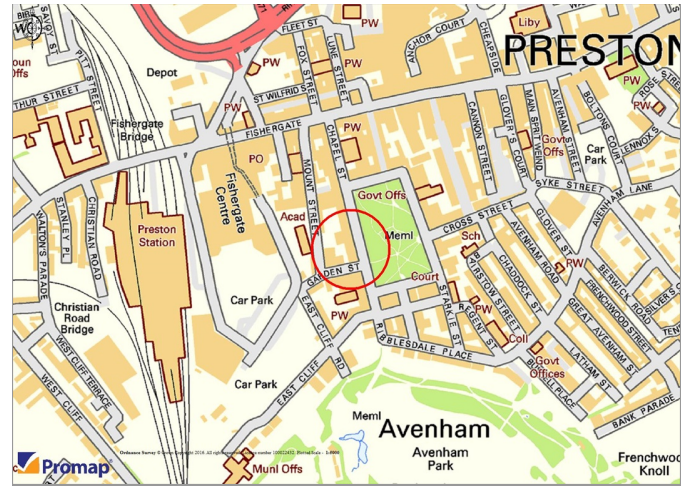
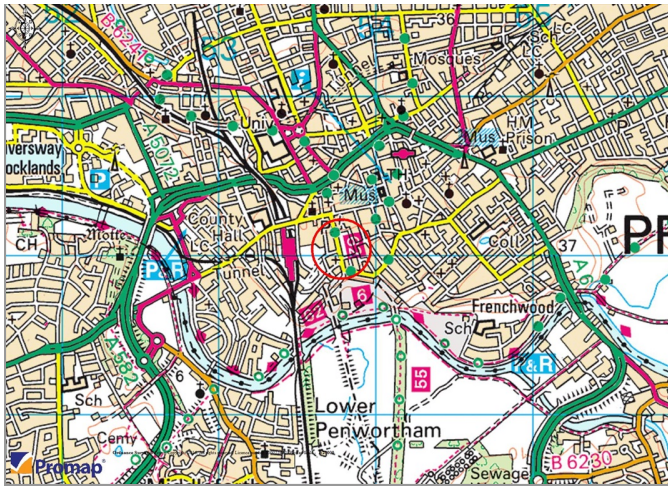
Office Suites
25 Winckley Square
Preston
PR1 3JJ

- Profile location
- Character building
- Flexible lease terms
- Available as a whole or as individual suites

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
 25A Winckley Square E | preston@eckersleyproperty.co.uk
 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 provide office suites of varying sizes on the second floor 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 ²	ft ²
Suite No		
6	43.57	469
7	29.07	313
8	19.88	214
Total	92.52	996

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

Rating Assessment

	RV
Suite 6	£2,450
Suite 7 & 8	£2,150

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 part
- Water
- Cleaning of common parts
- External window cleaning
- Fire prevention within common area
- 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 Rentals

Second Floor as a whole	£15,000 p.a.
Suite 6	£8,000 p.a.
Suite 7	£5,300 p.a.
Suite 8	£3,600 p.a.

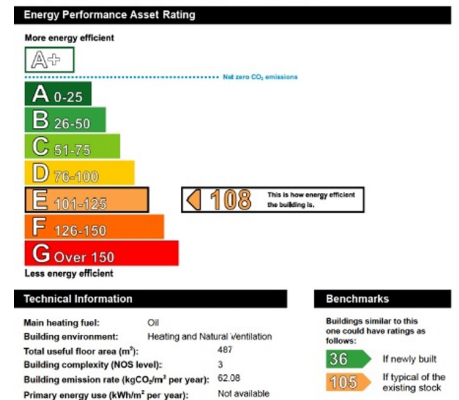
VAT

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

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.



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 letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: mh@eckersleyproperty.co.uk