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**TO  
LET**



## ATTRACTIVE OFFICE SUITE

35.7 m<sup>2</sup> ( 384 ft<sup>2</sup> )

**Office Suite**  
**25 Winckley Square**  
**Preston**  
**PR1 3JJ**

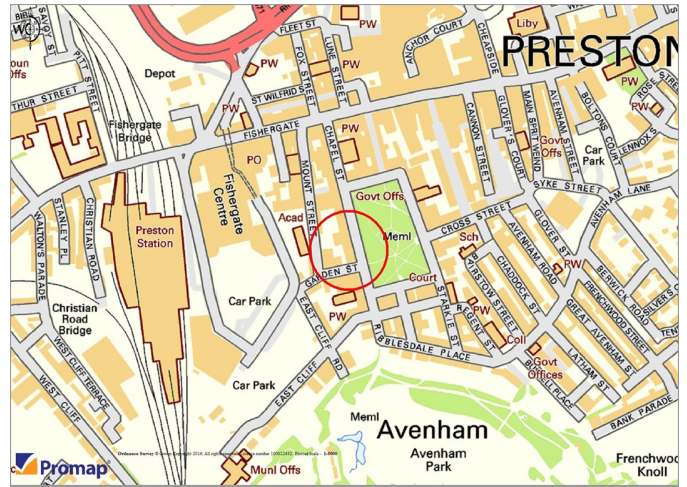
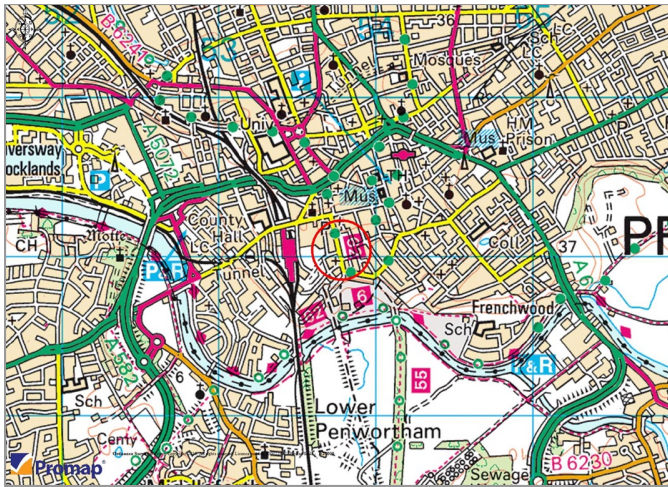
- Profile location
- Character building
- Flexible lease terms

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)



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 Preston  
 PR1 3JJ

**Lancaster office** T | 01524 60524  
 76 Church St E | lancaster@eckersleyproperty.co.uk  
 Lancaster  
 LA1 1ET



## 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 over ground, first and second floors 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:-

Suite No	m <sup>2</sup>	ft <sup>2</sup>
6	35.7	384
7	U/O	U/O
8	U/O	U/O
<b>Total</b>	<b>35.7</b>	<b>384</b>

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	U/O

Interested parties are recommended to make their own enquiries with Preston City Council ([www.preston.gov.uk](http://www.preston.gov.uk)).

## Planning

It is understood the premises benefit from an established use within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties should make their own enquiries of Preston City Council.

## Tenure

The suites are available by way of new leases for terms of up to 3 years. Leases will be excluded from the security of tenure provisions of the Landlord and Tenant Act 1954. The rental will include:-

- Heating
- Electricity to common parts
- 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

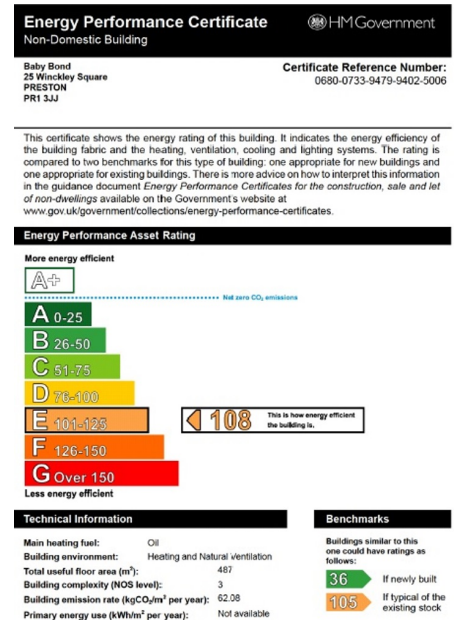
## Asking Rentals

Suite 6	£8,000 p.a.
Suite 7	Under Offer
Suite 8	Under Offer

## VAT

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

## Energy Performance Certificate



## 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](mailto:mh@eckersleyproperty.co.uk)