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**TO
LET**



CITY CENTRE OFFICE SUITES

91 m² (980 ft²)

The Chambers
53 Guildhall Street
Preston
PR1 3NU

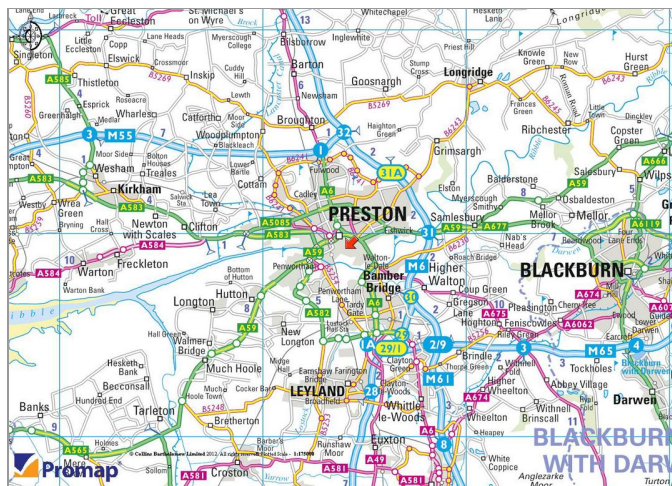
- City Centre location
- On-site car parking available by separate negotiation
- Modern specification

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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:-

	m ²	ft ²
Ground Floor	91	980
2nd Floor Suite	U/O	U/O
3rd Floor Suite 3A (front)	U/O	U/O
3rd Floor Suite 3B (rear)	U/O	U/O
3rd Floor Suite 3B (split)	U/O	U/O

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
2nd Floor Suite	U/O
3rd Floor Suite A (front)	U/O
3rd Floor Suite B (rear)	U/O
3rd Floor Suite B (split)	U/O

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) (Amendment) (England) Regulations 2020

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.

Rental

Ground floor	£12,010
2nd Floor	U/O
3rd Floor Suite A (front)	U/O
3rd Floor Suite B (rear)	U/O
3rd Floor Suite B (split)	U/O

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 rentals quoted are exclusive of, but may 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: mh@eckersleyproperty.co.uk

Whittle Jones

Contact: Lizzie Roper
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