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**TO
LET**



HIGH QUALITY SERVICED OFFICES

32.8 m² (353 ft²) — 112.1 m² (1,206 ft²)

Derby House
12 Winckley Square
Preston
PR1 3JJ

- Attractive position
- City Centre location
- Quality open plan accommodation
- Inclusive rent

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 Preston
 PR1 3JJ

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 76 Church St E | lancaster@eckersleyproperty.co.uk
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Location

The property is situated in a prominent position fronting Winckley Square in the heart of Preston's central business district. Winckley Square is located close to the city's retail core centred along Fishergate with the main bus and train stations also within easy walking distance.

Winckley Square is situated around an attractive open garden area which has received significant funding in recent years and therefore benefited from substantial improvement and regeneration. The immediate vicinity accommodates many of the city's leading professional occupiers.

Description

The premises comprise a four-storey self-contained detached office building of brickwork construction extending to an approximate total net internal area (NIA) of 1,394 m² (15,000 ft²). The building is divided into individual suites of varying sizes situated around a central lobby area which houses the stairs/lift access serving the various floors.

The suites have been recently refurbished and benefit from carpeted floors, suspended ceilings incorporating LED lighting, perimeter trunking and being well decorated throughout. Kitchen facilities are also provided.

Externally, the building benefits from on-site parking available by separate negotiation. There are also public car parks and on-street parking within close proximity.

Accommodation

The available office suites extend to the following approximate net internal areas (NIA):

	m ²	ft ²
First floor		
Suite 2	32.3	353
Suite 3	79.3	853

Services

The building is served by a gas fired central heating system. WC facilities for the building are provided within the basement and on the second floor.

Rating Assessment

The suites will need to be separately assessed for rating purposes.

Interested parties should, however make their own separate enquiries with the local rating authority at Preston City Council (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 on an inclusive basis, with the exception of business rates and contents insurance which are the responsibility of the Tenant.

Flexible lease terms can be offered with additional information available upon request.

Asking Rental

£35 per ft²

Photographs and Plans

All photographs and plans provided within these particulars are indicative and for information purposes only and should not be relied upon.

Energy Performance Certificate

Dartly House 12 Winckley Square PRESTON PR1 3JJ	Energy rating C	Valid until: 29 August 2030 Certificate number: 6989 6289 6318 6898 5884
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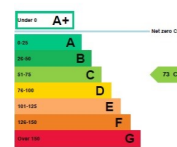
Property type	B1 Offices and Workshop businesses
Total floor area	1,893 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funds will be required.

VAT

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

Legal Costs

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

Enquiries

Strictly by appointment with the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: hjh@eckersleyproperty.co.uk