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**TO
LET**



QUALITY FIRST FLOOR OFFICES

105.7 m² (1,138 ft²)

Derby House
12 Winckley Square
Preston
PR1 3JJ

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

www.eckersleyproperty.co.uk

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PR1 3JJ

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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 are located on the first floor (Suite 1.2) of 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 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 suite extends to an approximate net internal area of 105.7 m² (1,138 ft²).

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 suite 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

We understand that the premises existing use is generally within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are, however, recommended to make their own separate enquiries via the local planning authority, Preston City Council.

Tenure

The suite is available by way of a new effective Full Repairing and Insuring lease for a term of years to be agreed.

Asking Rental

£12.00 per sq ft per annum, exclusive.

Service Charge

A service charge will be payable for the upkeep and maintenance of the building fabric and common areas.

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

Dorley House 12 Winckley Square PRESTON PR1 3JJ	Energy rating C	Valid until: 20 August 2030 Certificate number: 0080 4289 6310 6890 5084
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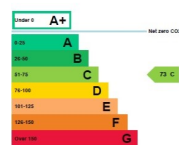
Property type	B1 Offices and Workshop businesses
Total floor area	1,893 square metres

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: preston@eckersleyproperty.co.uk