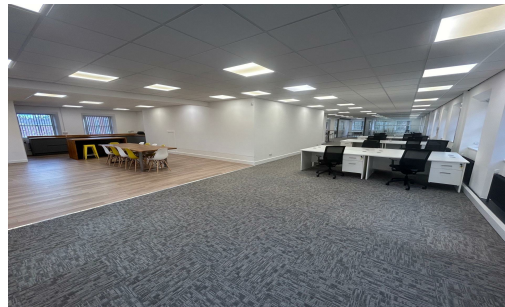


Derby House, 12 Winckley Square, Preston, PR1 3JJ

TO LET



TO LET

Use - Office

Size - 2,834 Sq ft

Rent - £34,000 p.a. + VAT

- 2,834 sq. ft. / 263 sq. m.
- Exceptional city centre office space available to lease
- Available immediately
- Flexible terms
- £34,000 p.a. + VAT



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

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Location

Derby House is located on the east side of Winckley Square, which is traditionally referred to as the prime office location within Preston City Centre. The Winckley Square perimeter is renowned for professional organisations, banks and financial institutions such as Napthens Solicitors, Farleys Solicitors and Harrison Drury .

Prestons main retail high street (Fishergate) is less than 100m from the property and is home to various national brands such as Marks & Spencers, H&M, W H Smiths, Mowgli and many others.

Preston train station is approximately 500m from the property with direct links into local conurbations along with London and Manchester. Junction 31 of the M6 motorway is 2.8 miles from the property.

Description

The office is located on the second floor within Derby House with views over Winckley Square and finished to a very high specification. The suite benefits from a dedicated board room and a series of private offices finished with glazed partitioning.

The majority of the office space is open plan leading to a modern a fully fitted kitchen / break area. The suite would be suitable for all kinds of businesses looking for a modern and well located office premises.

The property has been finished with new LED lights, carpet tiles and vinyl in the kitchen and board room areas. All furniture shown in the photos is included within the rental. Further details available on request.

Accommodation

We have measured the property on a net internal area basis to be 2,834 sq. ft. / 263 sq. m.

Tenure

Leasehold

Rental

£34,000 p.a. + VAT

Lease Terms

Available by way of new lease for a minimum term of 2 years.

Service Charge

A service charge will levied on occupiers for maintenance of the common areas, buildings insurance and utilities. The premium for 24/25 is currently £5.50 per sq. ft.

Rating

As published on the VOA website online the property has a rateable value of £19,750. The means that rates payable for 24/25 will be approximately £9,855 per annum.

Legal Costs

Each party responsible for their own legal costs.

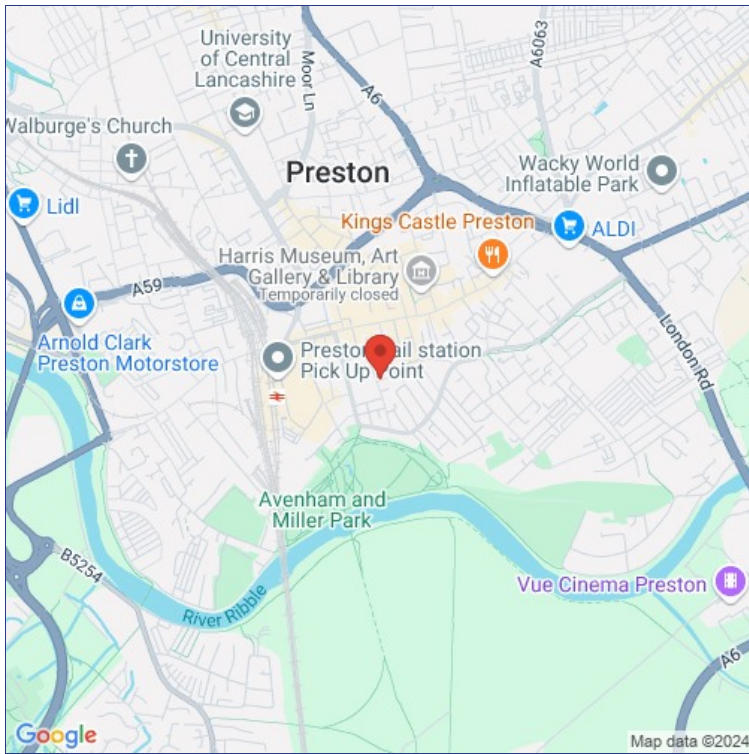
Services

All mains services are connected to the property.

Viewing

Through agents
Taylor Weaver Ltd
(James Taylor)
01254 699030

Derby House, 12 Winckley Square, Preston, PR1 3JJ



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