

MODERN OFFICES AVAILABLE IN WINKLEY SQUARE, PRESTON



From £8200 per annum

- 3 x self-contained office suites available in the lower ground level and 2nd floor
- CCTV and 24 hour access
- Prominent location overlooking Winckley Square
- Private parking, modern facilities and lift
- Ideally located within a short distance of the A59 offering easy access to the M6 and M61



Derby House
12 Winckley Square
Preston, PR1 3JJ

Property Ref: DERBY-PRESTON

Description:

A prominent and highly visible self-contained office premises set in the locally well-known and popular Winckley Square.

Ideally situated in the bustling city of Preston and within a short walk of Preston Train Station, Derby House is set within the within close proximity to St Georges Shopping Centre, Preston Guild Hall, Cardinal Newman College and the Harris Museum and Art Gallery

Derby House is a stylish and modern office setting offering a variety of suites for all types of business, each floor has own kitchen are and w/c and is securely monitored with CCTV and a lift to all floors. Rarely for the city centre there is also onsite parking.

Current Availability

Lower Ground Floor

B1	1480 sqft
Rent	£14,800 per annum
Service Charge	£1850 per annum
Building Insurance	£518 per annum
Deposit	£2500

B2	820 sqft
Rent	£8200 per annum
Service Charge	£1025 per annum
Building Insurance	£287 per annum
Deposit	£1400

Second Floor

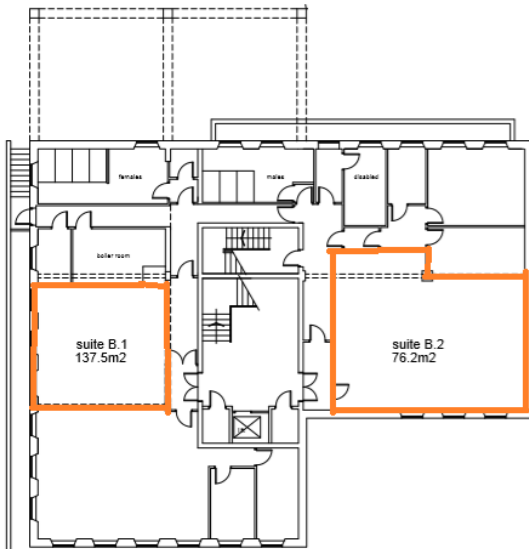
22	1785 sqft
Rent	£17,850 per annum
Service Charge	£2231.25 per annum
Building Insurance	£624.75 per annum
Deposit	£3000

Important Information:

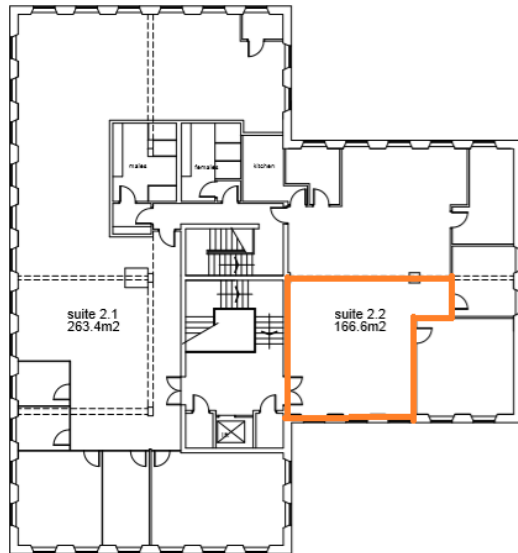
Lease Type	FR&I
Term	By negotiation
VAT	All prices quoted are subject to VAT at the prevailing rate (currently 20%)
Electric	Own meter
Water Rates	Own meter

Floorplan

Lower Ground Floor



Second Floor



Location:

