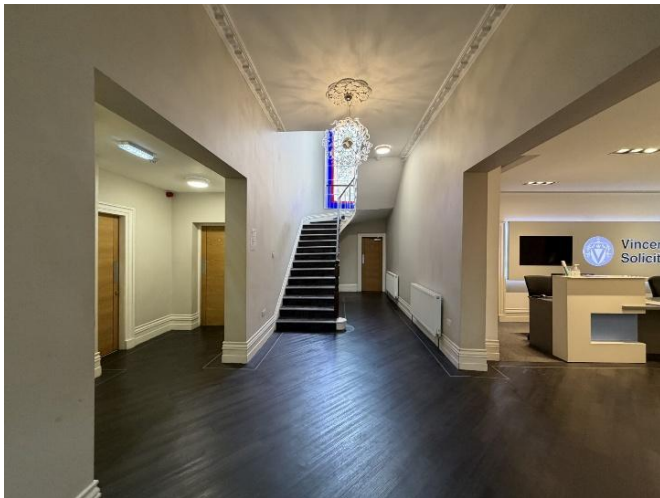




FOR SALE 4 WINCKLEY SQUARE PRESTON PR1 3JJ

5,634 ft² / 523 m² Grade II Listed office building overlooking Winckley Square

- Occupying a most prestigious office location and within a few steps of Fishergate, the city's main shopping thoroughfare
- The property is well presented and ready for immediate occupation or provides an exciting residential conversion opportunity
- Plans attached to the particulars indicate the layout

B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com

01772 652652

Location

Occupying a prime city centre location overlooking Winckley Square gardens and adjacent to Fishergate, the main shopping thoroughfare. Within walking distance of the railway station.

Description

A Grade II Listed building arranged over ground, first and second floors, together with basement storage.

Currently occupied as a solicitor's office and suitable for continued office use or possible residential conversion.

Accommodation

The net internal office area is approximately 4,612 sq ft / 428 sq m over ground and first and second floors with additional storage facilities to the basement 1, 022 sq ft / 95 sq m.

Assessment

The property is entered on the rating list at a rateable value of £45,500.

Rates payable 2026/2027: 43.2p in the £

EPC

A copy of the EPC will be made available from the agent's office.

Planning

Currently used a solicitor's office within Class E of the Town & Country Planning (Use Classes) Order but considered suitable for residential conversion.

Interested parties are advised to make their own enquiries of Preston City Council's Planning Department on 01772 906912.

Tenure

The property is held freehold.

Occupation

Vincents Solicitors are currently in occupation and may be prepared to enter into an agreement to continue to occupy for approximately 12 months at a rental of £60,000 per annum exclusive of rates. Full details on application.

Money Laundering

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

Price

Offers in excess of £500,000 (five hundred thousand pounds) are invited for the freehold interest.

Viewing

Strictly by appointment through the agents HDAK.
Telephone: 01772 652652 or e-mail: reception@hdak.co.uk

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Any drawing errors and/or omissions are to be reported to the Designer

This drawing is to be read in conjunction with any other Designers or other Consultants information



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Lancashire, PR1 3JT

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Avenue HQ, Floor 2, 4 St. Pauls Square,

Liverpool L3 9SE

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Day	Transcription	By	Duration
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4 WINCKLEY SQUARE
PRESTON

Existing Basement Plan

Learning Objectives

SURVEY

Author	Date	Drawn by	Checked by

1100	A3	08/24	CG	AWEN
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FLOOR PLAN ABBREVIATIONS

- FF - Finished floor level
- FC - floor to ceiling
- CH - ceiling height
- LP - low point
- HP - high point
- BH - beam height
- CH - ceiling height
- GL - ground level
- SKY - skylight
- AH - access hatch



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44



4 WINCKLEY SQUARE
PRESTON

EXISTING GROUND FLOOR PLAN

SURVEY			
Scale	Date	Drawn By	Checked By
1:100	A3	06/24	CG AMEN

AG24/0130 02



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FLOOR PLAN ABBREVIATIONS

H1 - finished floor level
 HC - floor to sill
 CH - sill to head
 CH - ceiling height
 P - low point
 HP - high point
 BH - Beam height
 DH - Door height
 GL - Glazing height
 SKY - skylight
 AH - access hatch



01772 562800

Thomas Carter House, 18.2 Cross Street, Preston,
 Lancashire, PR1 3LT

MANUSCRIPT ACCEPTED | 0000-0000-0000

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USAR: CES 2110 I. RUSSIAN

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Day	Description	By	Date
Client Location			

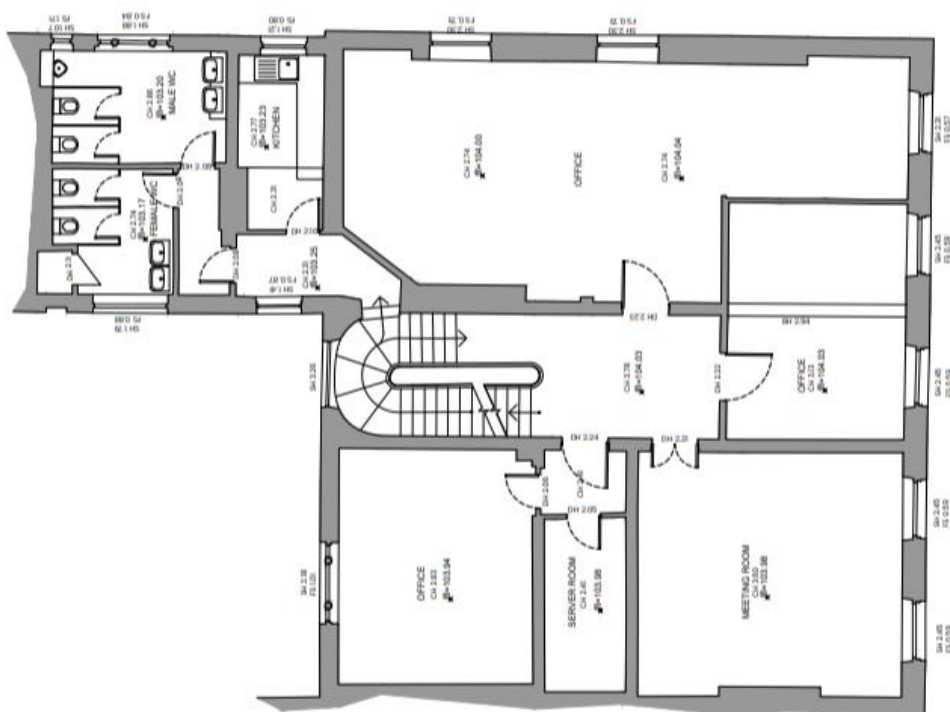
4 WINCKLEY SQUARE
PRESTON

Journal of Management Education 35(1)

EXISTING FIRST FLOOR PLAN

Drawing Details				SURVEY	
Job No.	Size	Circle	Drawn By	Check By	
H100	A3	08/24	CG	AWEN	

AG24/0130



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information

FLOOR PLAN ABBREVIATIONS

- HL - finished floor level
- FL - floor to ceiling
- CH - call to head
- CH - ceiling height
- LP - low point
- HP - high point
- BH - beam height
- CH - door height
- CH - door height
- SKY - skylight
- AH - access hatch



PRESTON | 0772 562800

Thomas Carter House, 182 Cross Street, Preston,
Lancashire, PR1 3JT

MANCHESTER | 0161 616 310

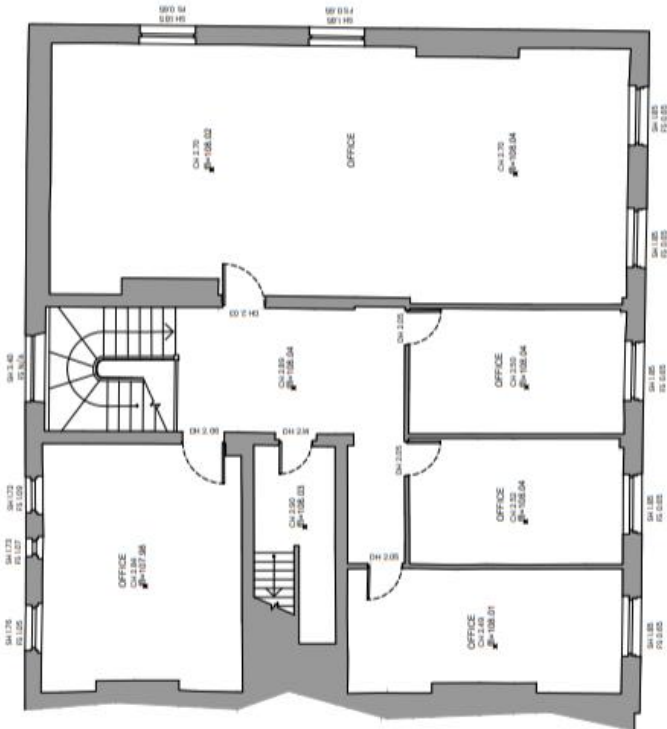
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Manchester, M1 5FW

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SCALE 1:100

EXISTING SECOND FLOOR PLAN

SURVEY			
Drawing No.	Scale	Client No.	Client By
1100	A3	08/24	C.G. AMEN
AG24/0130	04		

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