

MORGAN

MARTIN

**PRIME CITY CENTRE OFFICES
TO LET
(Subject to Vacant Possession)**



**Charles House
8/8A Winckley Square
PRESTON
PR1 3JD**

**Potential for Alternatives Uses
Subject to Planning
Such as Hotels, etc**

Fifteen Cross Street
Preston
PR1 3LT

01772 556666

www.morganmartin.co.uk

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract

LOCATION

Preston is the third largest city in the North West of England after Manchester and Liverpool. Preston is the main administrative and retailing centre within the county of Lancashire. The city is located in the North West of England, approximately 30 miles North West of Manchester, and it is approximately 40 minutes to Manchester and Liverpool via rail or road. The city benefits from excellent transport infrastructure being located at the M6, M65 and M61 interchange. The city's railway on the West Coast mainline provides a regular service to London Euston with a fastest journey time of two hours fifteen minutes.

Preston's city centre is the main retail and service centre in Central Lancashire and is ranked first in Lancashire's sub-region for non-food shopping. The city has 691,617 people living within 20 minutes' drive time. The city is home to a major University – University of Central Lancashire (UCLAN). The staff and student community of the University exceed 40,000 people, spanning 120 nationalities.

Preston is identified nationally as a city with significant prospects for growth and investment. The regeneration of the city is under-pinned by the City Deal. The City Deal will unlock potential through a £434 million new investment to help expand and improve Preston and South Ribble's transport infrastructure at an unprecedented rate which, together with the delivery of 17,400 new homes and 20,000 new jobs will deliver £3.2 billion investment into the region.

SITUATION

The property is situated in a prime office location fronting Winckley Square in what has traditionally been the main office area of Preston city centre. Nearby occupiers include Napthens Solicitors, Moore & Smalley Chartered Accountants, Vincents Solicitors, Harrison Drury Solicitors, etc. The central park area of Winckley Square has recently under-gone £1 million worth of investment which has seen a complete transformation of the park land.

Over the recent years, a number of the more substantial properties around the square have been converted to residential use.

DESCRIPTION

The premises comprise a 5-storey purpose built office building, together with basement, storage and rear car parking, which was constructed during the late 1960s/early 1970s. It is of concrete frame construction with cavity brick elevations beneath a flat asphalt roof. Replacement double-glazed windows have been installed to the majority of the accommodation.

The building is of a T-shaped configuration with the rear wing cantilevered to allow covered parking beneath. Internally the premises provide modern well laid out office accommodation with benefits from excellent natural light, and provides good, clear open plan accommodation. There is a single 10 person lift running between the basement and fourth floor levels.

The fourth floor accommodation is constructed within the mansard roof to the front of the building and has sloping sides. The fifth floor accommodation has rear windows only.

Each of the floors is fitted out to a good standard, benefitting from suspended ceilings with in-set lighting, carpeted floors, central heating and perimeter trunking. There are WC facilities on each floor, with alternate floors being utilised for ladies and gents. In addition, there are disabled WCs.

ACCOMMODATION

We are advised the property comprises the following net internal floor areas, measured in accordance with the RICS Code of Measuring Practice:

Ground Floor:	5,645 sq ft	(524.42 sq m)
First Floor:	6,216 sq ft	(577.47 sq m)
Second Floor:	6,216 sq ft	(577.47 sq m)
Third Floor:	6,183 sq ft	(574.40 sq m)
Fourth Floor:	5,985 sq ft	(556.00 sq m)
Fifth Floor:	3,195 sq ft	(296.82 sq m)
Basement:	3,287 sq ft	(305.36 sq m)
Total:	36,727 sq ft	(3,412.00 sq m)

PARKING

There is on-site parking for 27 vehicles at the rear of the property with direct access from Winckley Square.

RATEABLE VALUE

The property is entered in to the Rating List at Rateable Value £164,000.

VAT

All rents quoted are or may be subject to the addition of VAT at the prevailing rate.

LEASE

A new effectively full repairing and insuring lease for a term of years to be agreed.

RENTAL

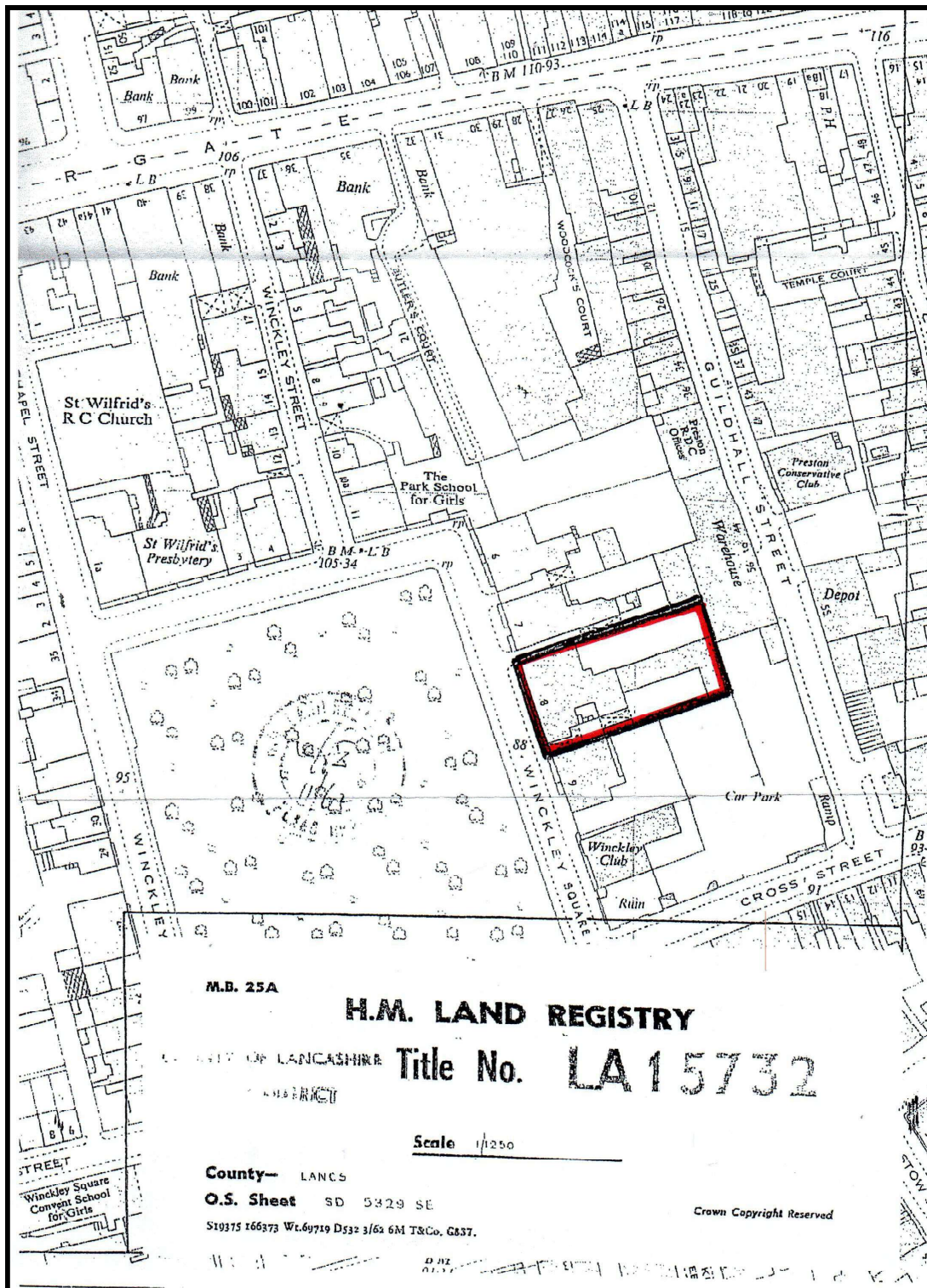
Upon application.

EPC

An Energy Performance Certificate will be available upon request.

FURTHER INFORMATION

Contact: Charles D Bell
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Email: charles@morganmartin.co.uk



For Identification Only

Not to Scale

Chartered Surveyors

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