

4 Winckley Court, off Winckley
Square, Preston PR1 8BU

Serviced office accommodation
39.24 SQM (423 SQFT)

to let



Rent £ on application

- Modern, open plan, office accommodation
- Communal WC and kitchen facilities
- Use of meeting and greeting facilities
- Excellent city centre location

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4 Winckley Court, Preston PR1 8BU

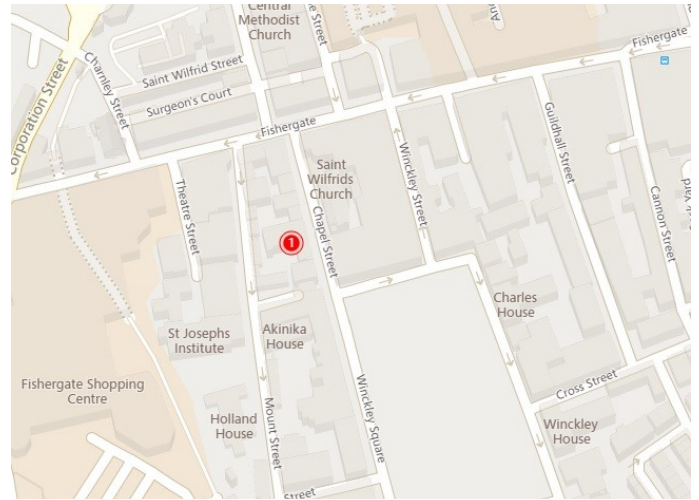
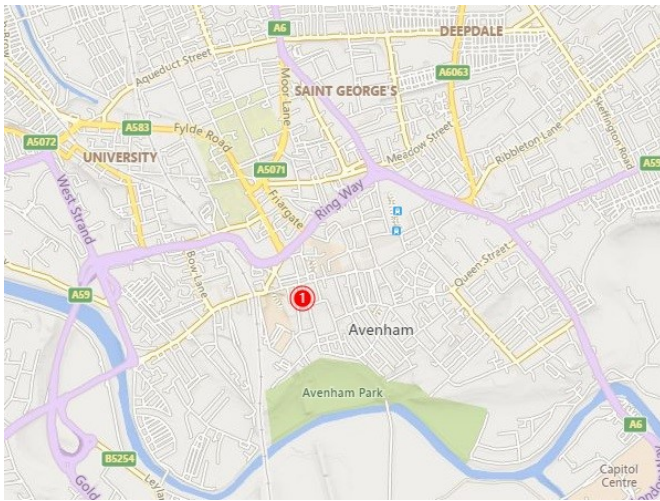
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Location

The subject premises are situated within a traditional office building set within a secure courtyard environment with pedestrian access from Winckley Square and vehicular access via Mount Street. The property is a short walk from Preston City Centre and also benefits from being in close proximity to both Winckley Square gardens and Avenham Park. Winckley Square itself is recognised as Preston's professional district of the city and benefits from being in close proximity to amenities and public transport all of which are within a short walk from the subject. There is ample contract and on road pay and display car parking within the vicinity.

Description

The subject suite comprises an open plan, naturally lit, modern office suite situated on the 2nd floor of this 3 storey building. The property benefits a communal entrance with facilities at ground floor to include a meeting room and greeting/reception area. The suite benefits a useful store room as well as shared facilities including kitchen and WCs.

Services

Mains services are connected to the property to include mains water, drainage, gas and electric.

Accommodation

The property benefits the following accommodation measured in accordance with RICS Code of Measuring Practice. The suite is considered adequate in size for 4–6 desks subject to spatial requirements

	SQFT	RENT P.A.
Suite	33.60	362
Store Room	5.64	61

Rental

It is intended that the suite will be rented on an annual licence basis with a rental to include the cost of heating, lighting, electric, water, insurance and maintenance. The tenants will be responsible for payment of business rates however subject to qualifying factors it is deemed that the majority of occupiers would qualify for small business rates relief resulting in zero rates payable. Tenants will also be responsible for their own connectivity and telecom requirements.

Terms

The suite is available to let by way of an annual licence at an all inclusive rental of £200 per week (plus VAT where applicable).

VAT

All figures are quoted exclusive of Value Added Taxation however we understand that VAT is applicable and payable on any transaction.

Legal costs

Each party to be responsible for own legal costs incurred in any transaction.

EPC

The office has an Energy Performance Certificate Rating of C-66.

Enquiries & Viewings

Strictly by appointment with the agents

Email: info@parkinsonre.com

Tel: 01942 741800

Subject to contract

Ref: AG0675 Feb 2023

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Money Laundering

In order to discharge as legal obligations including those applicable under Anti Money Laundering Regulations, the owners agents will require a level of information from the successful bidder. In submitting an offer you agree to provide such information as required when heads of terms are agreed.

Subject to contract

All details and information provided within these particulars are given in good faith but Parkinson Property Consultants Limited t/a Parkinson Real Estate for themselves and the vendors/lessors of this property, for whom the act, give notice that: these particulars are prepared for guidance only and are intended to give a fair overall description of the property but are not intended to constitute part of any offer or contract. Any statement is without responsibility on the part of Parkinson Property Consultants Ltd, the seller or landlord. Any information provided shall not be relied upon as statement or representation of fact and any prospective buyer or tenant must satisfy themselves by inspection and investigation as to the accuracy of all information and suitability of the property. No employee of Parkinson Property Consultants Ltd has any authority to make or give any representation or warranty arising from these particulars or otherwise or to enter into any contract whatsoever in relation to the property.



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