

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

to let

Serviced office accommodation  
39.24 SQM (423 SQFT)



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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Parkinson Real Estate

4 Winckley Court, Preston PR1 8BU

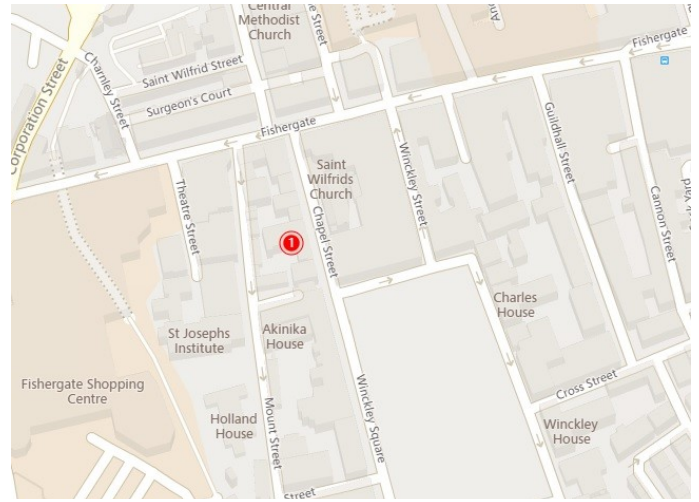
01772 876456

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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](mailto:info@parkinsonre.com)

Tel: 01942 741800

## Subject to contract

Ref: AG0765 June 2024

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### Money Laundering

In order to discharge our 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

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