



**TO LET FIRST AND SECOND FLOORS 5 WINCKLEY STREET
PRESTON PR1 2AA**

1,486 ft² / 138 m² Well-presented self-contained office suite

- Carpeted and well decorated throughout ready for immediate occupation
- Popular city centre location
- Adjacent to both Fishergate and Winckley Square

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

01772 652652

Location

Prominently situated on Winckley Street, which links Fishergate, the city's main retail thoroughfare, to Winckley Square in the heart of the professional district.

Winckley Street is a popular location with a range of professional offices, specialist retailers and restaurants/bars.

Description

A self-contained first and second floor office suite with private entrance from Winckley Street.

A range of well decorated and carpeted offices with kitchen and WC facilities at second floor level.

Accommodation

The net internal office area extends to approximately 1,486 ft² / 138 m².

On the first floor there are 4 offices and former strong room used for storage and the second floor provides a meeting room, 2 private offices and kitchen and WC facilities.

Plans attached to the particulars indicate the layout of the offices.

Services

The offices have the benefit of gas fired central heating together with dado trunking for power and computer cabling.

EPC

The Energy Performance Asset rating is Band D92. A full copy of the EPC is available at www.ndepcregister.com

Assessment

The unit is entered on the rating list at a rateable value of £8,500.

Rates payable 2020/2021: 49.9p in the £

Small business rate relief may be available.

Lease

The length of lease is open to negotiation with the tenant responsible for internal repairs and decoration and a contribution towards the insurance of the property.

Rental

£10,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

Costs

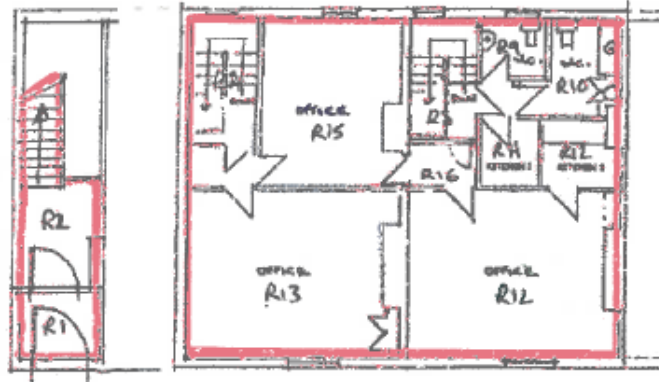
Each party is to be responsible for their own legal costs involved in the transaction.

Viewing

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

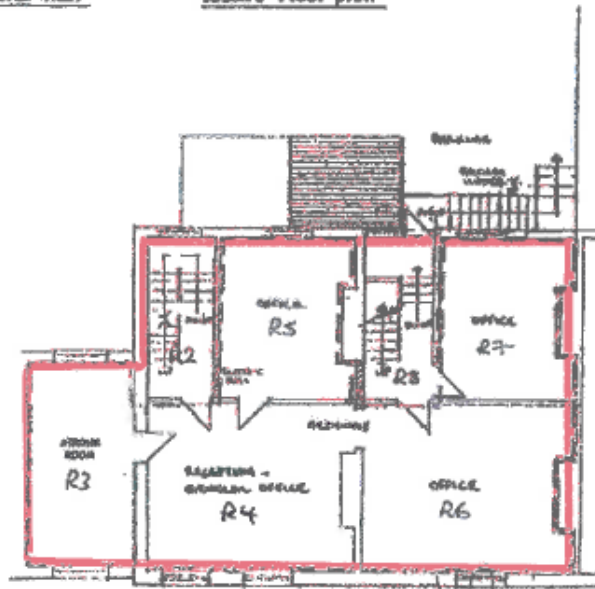
First and Second Floor Offices
5 Winckley Street, Preston

Plan 1



ground floor

second floor plan



first floor plan

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