



TO LET DERBY HOUSE, 12 WINCKLEY SQUARE, PRESTON PR1 3JJ

Modern Open Plan Office Suites with on site car parking. 1,420 ft² / 132 m² and 1,785 ft² / 167 m²

- Prime good quality City Centre office accommodation
- Passenger lift and full gas fired central heating
- Occupying a commanding position overlooking Winckley Square Gardens

Location

Prominently situated in Preston's premier office location, Derby House overlooks the attractive Winckley Square Gardens.

Description

Derby House is a detached 3 storey office building, refurbished to a high standard and with valuable on-site car parking.

2 self-contained suites are available served by a central staircase/lift lobby with direct access from Winckley Square.

Accommodation

2 suites are currently available, each providing primarily open-plan office accommodation with partitioned private offices, kitchen and store rooms etc.

The suites have gas fired central heating, good quality suspended ceilings with inset lighting, carpeting, window blinds, etc.

Lower Ground Floor: 1,420 ft² / 132 m² with 1 car parking space.

Second floor: 1,785 ft² / 167 m² with 2 car parking spaces.

Assessment

The property is currently entered on the rating list as follows:

Lower Ground Floor: RV: £8,500

Second Floor: RV: £9,300

Rates Payable 2019/2020: 49.1p in the £.

EPC

The Energy Performance Asset rating is Band D94. A full copy of the EPC is available at www.ndepcregister.com

Services

The building has full gas-fired central heating throughout together with burglar alarm, fire alarm and emergency lighting.

Lease

The offices are available on new 3-year Leases, or multiples thereof, subject to upward only rent reviews at 3 yearly intervals.

The Leases will be upon effective full repairing and insuring terms by way of a service charge.

The current annual on-account budget for the building is a total of £64,620. The lower ground floor tenants are responsible for 9.55% of the total, and the second floor 12.0%.

The service charge includes the maintenance of the building, insurance, gas fired central heating, cleaning of common parts etc.

Rental

Lower Ground Floor:	£10,000 pa
Second Floor:	£17,850 pa

Rentals quoted are exclusive of rates and payable quarterly in advance by standing order

Legal Costs

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

Viewing

Strictly by appointment through joint agents HDAK, tel: 01772 652652, e-mail: reception@hdak.co.uk or Eckersleys on 01772 883388.

Energy Performance Certificate

Non-Domestic Building



Derby House
12 Winckley Square
PRESTON
PR1 3JJ

Certificate Reference Number:
9660-3092-0801-0590-1905

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

104 This is how energy efficient the building is.

Technical information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	1863
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	77.14

Benchmarks

Buildings similar to this one could have ratings as follows:

41 If newly built

86 If typical of the existing stock