

**TO LET 8 CAMDEN PLACE OFF WINCKLEY SQUARE PRESTON PR1 3JL**

1,600 ft<sup>2</sup> / 149m<sup>2</sup> City centre offices with car parking to the rear

- Prime location just off Winckley Square
- Well proportioned offices with additional basement storage facilities
- Tarmacadam car park to the rear with potential to accommodate up to 6 small vehicles

**B2 Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

## **Location**

Situated within Preston's premier office location, just off Winckley Square and within easy walking distance of Fishergate, the city's prime shopping street and the railway station.

## **Description**

A well proportioned office building arranged over ground, first and second floors, together with additional basement storage facilities.

## **Accommodation**

The net internal office area extends to approximately 1,600 sq ft.

The accommodation briefly comprises :-

### **Ground Floor**

Vestibule and entrance hall, three offices together with WC facilities

### **First Floor**

Four offices, kitchen facility and WC

### **Second Floor**

Office

### **Basement**

Providing useful storage facilities.

## **Services**

The premises have the benefit of full gas fired central heating, together with burglar and fire alarm systems.

## **Assessment**

The property is entered on the rating list at a rateable value of £14,000.

Rates payable 2026/2027: 43.2p in the £

## **EPC**

A copy of the EPC will be made available at the agents office.

## **Lease**

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

The lease shall be upon standard full repairing and insuring terms.

## **Rental**

£20,000 per annum, exclusive of rates, payable quarter in advance by standing order.

## **Legal Costs**

Each party are 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](mailto:reception@hdak.co.uk)