

TO LET
SECOND FLOOR
CITY CENTRE
OFFICE ACCOMMODATION

193 m² (2,080 Sq Ft)



BUCKINGHAM HOUSE,
GLOVERS COURT
PRESTON

LOCATION

The property is situated in Preston city centre in an established commercial location approximately 150 yards from the main shopping centre and within easy walking distance of the railway and bus stations.

Preston is the main administrative centre of Lancashire and is strategically located close to the M6, M61 and M65 motorways putting the Greater Manchester and Merseyside conurbations and national motorway network within easy reach.

DESCRIPTION

The premises comprise the part second floor of a multi storey office block. Internally, the floor is accessed from a main entrance foyer, leading to the lift (with disabled access) and stairways, which in turn provide access to all floors.

The accommodation has recently been comprehensively refurbished including the installation of Category 2 lighting within a new suspended ceiling, new carpets, kitchen area and complete redecoration.

In addition, the toilet facilities serving the second floor have been completely refitted with the additional provision of a separate disabled w.c.

ACCOMMODATION

We have measured the offices in accordance with the Royal Institution of Chartered Surveyors Code of Measuring Practice to have the following approximate net internal areas:

	m²	sq ft
Second Floor	193	2,080

Four parking spaces are available at the rate of £500 per annum, per space.

RATES

We are verbally informed by the Local Authority Business Rates Department that the premises are to be re-assessed.

TERMS

A new internal repairing lease is available for a term of five years or multiples thereof. The tenant will be responsible for an annual service charge in respect of external repairs and the maintenance of the common parts.

RENT

Details on application to the Joint Agents.

LEGAL COSTS

The tenant is to be responsible for the Landlords reasonable legal costs incurred in the transaction.

VIEWING

By prior appointment with the sole agents Whittle Jones North West (01257 238666) and Bailey Deakin Hamiltons (01772 204006)