

# FOR LEASE

DERBY HOUSE  
12 WINCKLEY SQUARE  
PRESTON  
PR1 3JJ

- FULLY FURNISHED OFFICE SPACE
- PRESTON CITY CENTRE
- FULLY FURNISHED
- ALL INCLUSIVE RENTS
- ON-SITE PARKING
- DEDICATED INTERNET
- ADMIN SERVICES AVAILABLE

**RENT: FROM £1029.58 PCM EXC + VAT**



**Duxburys**  
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT  
t: 01253 316919 e: [enquiries@duxburyscommercial.co.uk](mailto:enquiries@duxburyscommercial.co.uk)  
f: 01253 765260 w: [www.duxburyscommercial.co.uk](http://www.duxburyscommercial.co.uk)

# WINCKLEY SQUARE, PRESTON

## LOCATION

The sought-after location of Winckley Square is located in Preston City Centre. The area has a mix of residential accommodation along with some of the region's best-known professional and financial firms. There are also independent restaurants and shops. The main shopping area is approximately 50 yards away.

## DESCRIPTION

Duxburys Commercial are pleased to offer for rent these fully furnished offices within Derby House.

The all-inclusive rent includes the following:

- Utilities, facilities management and building insurance
- Dedicated on-site customer service team
- Meeting Room Hire (8 hours free per month)
- Office and communal cleaning
- On-site parking
- Fully equipped kitchen
- Fibre Broadband available (at extra cost)
- Admin services available (at extra cost)

Internal images can be seen to the later pages of the brochure, viewing is highly recommended.

## ACCOMMODATION / AVAILABILITY

Office 1.3	853 Sq Ft	Available Now	£2487.92 + VAT
Office 1.4	353 Sq Ft	Available Now	£1029.58 + VAT

Rental varies on agreed term. 3 month rolling lease available.

## LEASE / LEGAL COSTS

Available by way of a new lease or license agreement, with terms to be agreed.

## EPC RATING

EPC Rating: Details are available on request.

## ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

## VAT

All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

## VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919, option one.

## Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning.

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that;

(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.





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