



Rational House

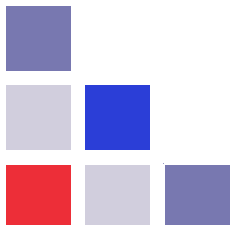
From £795pcm

32 Winckley Square, Preston PR1 3JJ

Hazelwells Commercial are delighted to offer to let this well presented office space available on flexible terms situated on Winckley Square in the heart of the professional and financial central business district of Preston City Centre. The offices are offered furnished/part furnished situated on the lower ground floor and provide approximately 500sqft (46sqm) of office space within this desirable Georgian building on Winckley Square. Walking distance of Preston Train Station, Fishergate Centre and all amenities. A2 Financial and professional services.

Utility Bills (Gas, Elec, Water), rates and use of the Atrium Meeting Room included.

COMMERCIAL OFFICE SPACE



Hazelwells
sales & lettings

Visit us online at hazelwells.com | Call **01772 823050** | 32 Winckley Square, Preston PR1 3JJ

Rutherford Suite

Office

31' 3" x 15' 1" (9.54m x 4.59m)

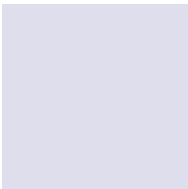
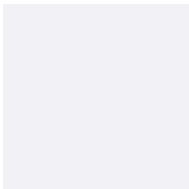
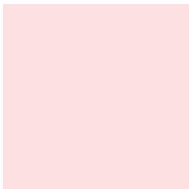
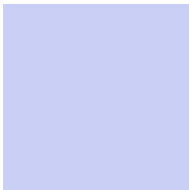
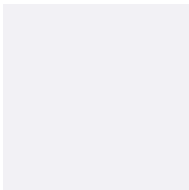
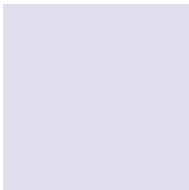
Kitchen/121 Room

11' 3" x 6' 8" (3.44m x 2.03m)

RENT from £795pcm (for 4 workstations)
Service Charge 10%
Deposit £1590

VAT VAT is chargeable at the current rate

Bills, rates, wi-fi, desks, chairs and fair use of the Atrium Meeting Room are included.





If you are thinking of selling or renting your property why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed with the seller. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. You are advised to check the availability of any property before travelling any distance to view.

