



BUCKINGHAM HOUSE



TO LET

**HIGH QUALITY
REFURBISHED OFFICES
FROM 125 TO 16,260 SQ FT**

Glovers Court, Preston, PR1 3LS



Welcome to

Description

Buckingham House is a multi-storey, City Centre office building which has recently undergone a substantial refurbishment program to provide a range of modern high quality office accommodation. Situated in a prominent position, within the established business district of Preston City Centre, the building provides a range of offices from small flexible suites of 125 sq ft (1 person) up to 5,420 sq ft. The offices are predominantly open plan and are fully carpeted and decorated throughout, and some suites have the added benefit of a kitchenette area within their own demise.

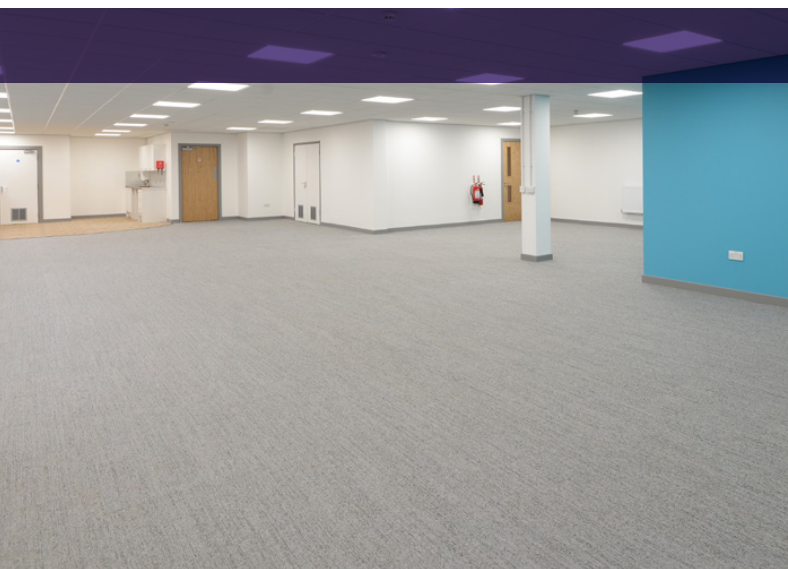
The six storey building totalling 30,445 sq ft is arranged with a ground floor suitable for alternative uses subject to planning permission, and 5 upper floors of modern office accommodation. The offices benefit from their own ground floor entrance foyer providing both stair and lift access to the upper floors. There is an on-site car park to the rear of the building.



Specification

The offices have been refurbished to a high standard and include the following:

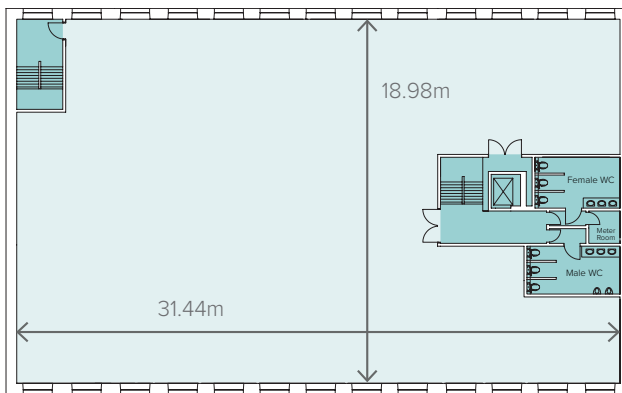
- **Suspended ceilings**
- **Recessed fluorescent lighting**
- **Perimeter heating**
- **Decorated and carpeted throughout**
- **Mix of both open plan and private offices**
- **On site car park with additional parking available nearby**
- **City Centre location**
- **WC facilities**



Superb amenities on the doorstep



Typical Floor Plan



The upper floors of Buckingham House offer a range of office accommodation with individual suites from 2,161 sq ft up to individual floors of 5,420 sq ft.

Terms / Rent / Other Charges

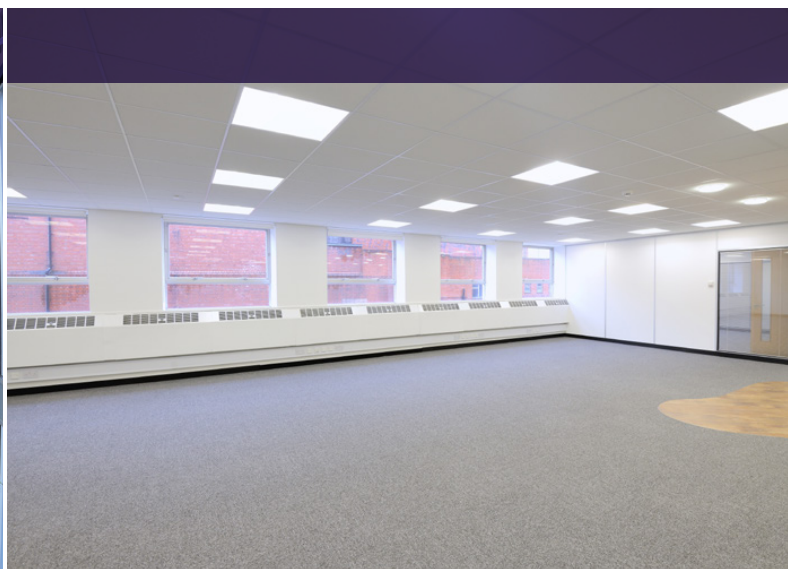
The larger office suites are available on flexible leases at competitive rents. Details of rent and other charges are available on request to the letting agents. Buckingham House is zero rated for VAT.

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EPC

The EPC rating for the property is D83. A copy of the EPC Certificate is available upon request.

HIGH QUALITY REFURBISHED OFFICES FROM 125 TO 16,260 SQ FT



Innovate@ **B**UCKINGHAM HOUSE

The Innovate offices at Buckingham House are situated on the second floor and provide a range of smaller suites from only 1 person (125 sq ft) upwards, incorporating an inclusive pricing structure. Providing quality accommodation at



**Flexible
office space**



**Prime
location**

affordable rates the offices deliver the ideal solution for start-up and small businesses looking for quality office space in a central location.

The small office suites have been refurbished to a high standard and provide a modern accommodation with the following specifications:

- Suspended ceilings
- Recessed fluorescent lighting
- Perimeter heating
- Decorated and carpeted throughout
- Some suites have their own kitchenette area within the demise



**Small flexible offices from
1 person upwards.**



The benefits to your business

Businesses can benefit from a range of flexible leasing options tailored to meet individual needs. Furniture options are available on lease / inclusive rental or purchase packages. Charges for water, maintenance and service charge are all included in one monthly bill enabling you to concentrate on running your business, not the property. The occupier is responsible for paying the business rates to the local authority.

- Flexible terms from 1 person suites upwards
- Inclusive pricing
- Easy in, easy out agreements



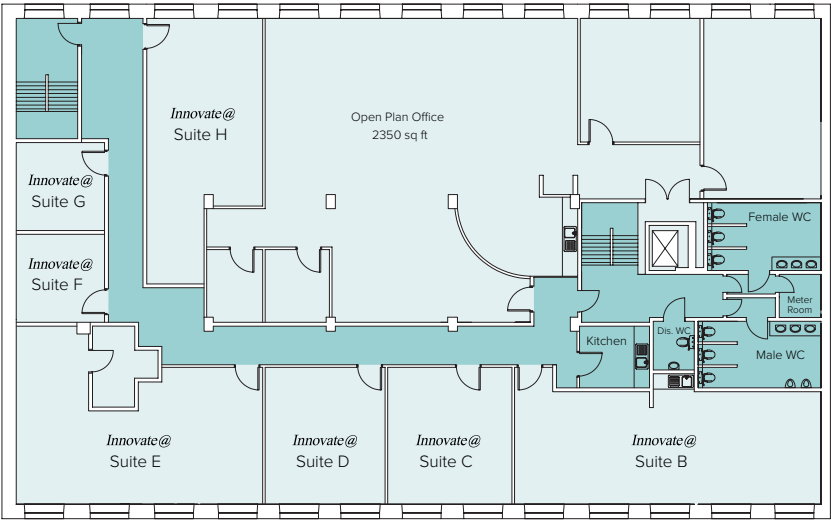
1+ person
offices



Inclusive
Rents



2nd Floor Plan

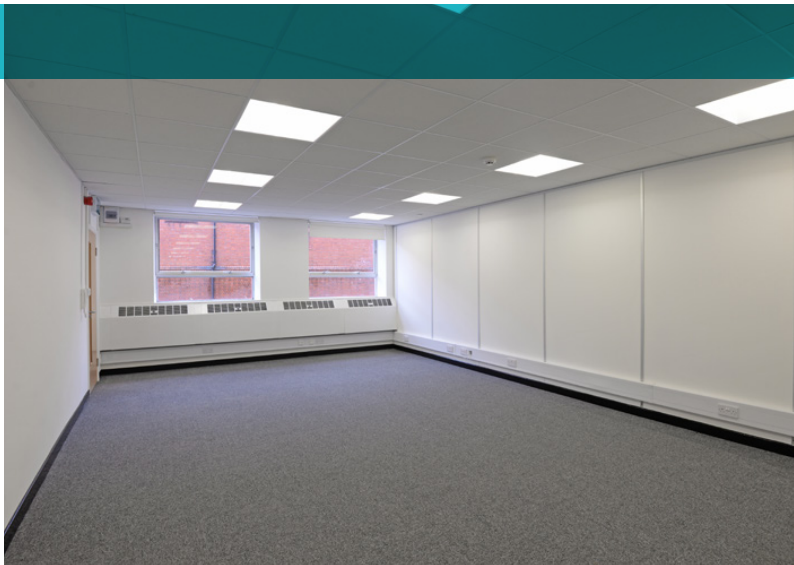


Accommodation

There are a range of offices available with individual suites from 125 sq ft. Suites can be combined to provide a larger space to meet individual requirements, subject to availability.

| Suite | Sq Ft | Sq M | Persons |
|-------|-------|-------|---------|
| 1A | 946 | 87.89 | 10 |
| 2B | 594 | 55.2 | 8 |
| 2C | 289 | 26.8 | 3 |
| 2D | 276 | 25.6 | 3 |
| 2E | 560 | 52.0 | 7 |
| 2F | 125 | 11.6 | 1 |
| 2G | 125 | 11.6 | 1 |
| 2H | 425 | 39.5 | 5 |

For current availability please contact the letting agents.





**BUCKINGHAM
HOUSE**

SAT NAV:
PR1 3LS

Distances

| | miles | time | |
|----------------------|-------|--------------|--|
| Preston Rail Station | 0.8 | 4 mins | |
| Preston Bus Station | 0.4 | 2 mins | |
| M6 | 3 | 10 mins | |
| Manchester | 35 | 50 mins | |
| Liverpool | 37.4 | 56 mins | |
| London | 225 | 2 hrs 9 mins | |

Source TheAA.com

Location

Buckingham House is a modern six storey office building situated in Preston City Centre. Fronting Glovers Court the building is located in the established business district of Preston, a short walk from Winckley Square and only 100 yards walk to Fishergate. The main shopping area in Preston includes St George's shopping centre only 3 minutes' walk away and Fishergate shopping centre within less than 10 minutes' walk. With an array of high street shops and eateries on the door step, Buckingham House offers excellent local amenities.

Preston is located on the north bank of the River Ribble and provides excellent transport links with the A6/A59 bypass offering direct access to Junction 31 of the M6, and the M65 and M61 less than 15 minutes away. The City is ideally located with Blackpool to the West and Manchester to the South East. The train station is an 8 minute walk away and is a major stop on the West Coast main line with long distance train services to London, Glasgow and Edinburgh.

Viewing / Further information

For further information or to arrange a viewing please contact one of the joint letting agents.

Excellent transport links



Misrepresentation Act These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. May 2017.

Premises available in over 200 locations throughout England and Scotland