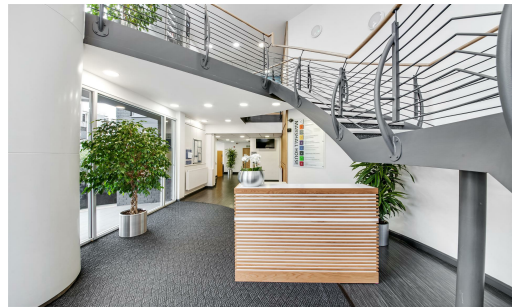
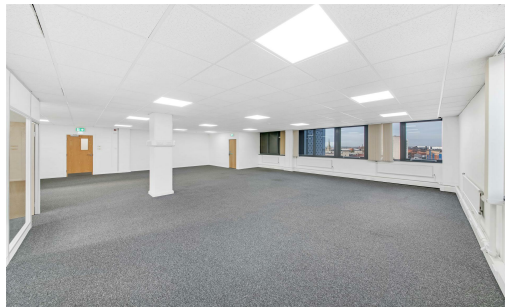


Marshall House, Ringway, Preston, PR1 2QD

**TO LET**



# TO LET

Use - Office

Size - 1,500 - 3,085 Sq ft

Rent - Prices from £9.50 per sq. ft.

- Fully Refurbished City Centre Offices
- 1,500 sq. ft. - 3,085 sq ft
- Prominent landmark building
- Refurbished to a high standard



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Marshall House, Ringway, Preston, PR1 2QD

### Location

Marshall House is prominently situated fronting Ringway (the A6), Preston's Inner Ring Road, on the edge of the city centre.

Adjoining Marshall House are the Magistrates Court and Law Courts, with the bus station and railway station a short walk.

### Description

Marshall House is a 9 storey purpose built office building which has recently undergone a significant refurbishment.

The building provides the following key features :

- ~ on site concierge
- ~ DDA compliant
- ~ double height entrance reception
- ~ suspended ceiling incorporating recessed lighting
- ~ gas central heating
- ~ perimeter trunking
- ~ easy access to public parking
- ~ excellent public transport links
- ~ break out areas

### Accommodation

The following suites are available:

Floor	Size	Rental	S C + Building Insurance
GF Suite 1	2,200 sq.ft	£ 2 , 2 9 1 per month	TBC
3rd Floor (Suite 3.1)	1,542 sq.ft	£ 1 , 2 8 5 per month	£482 per month
3rd Floor (Suite 3.2)	1,542 sq.ft	£1,285 per month	£482 per month
7B (Part of 7th floor)	1,500 sq.ft	£ 1 , 2 6 3 per month	£486 per month

\* All utility costs will be paid by the landlord and then recharged to the tenant at an additional £2 per sq. ft.

### Tenure

Leasehold

### Rental

Prices from £9.50 per sq. ft.

### Lease Terms

Suites are available for a minimum period of 12 months on effective full repairing and insuring terms.

### Deposit

A deposit equivalent to 3 months rent will be required.

### Rating

Each unit will require assessment upon occupation. In certain circumstances small business rates relief will be available. Full details on request.

### Legal Costs

Each party responsible for their own legal costs.

### VAT

VAT is applicable to figures quoted in these particulars

### Services

It is understood that all mains services are available to the premises. All utility costs will be paid by the landlord and then recharged to the tenant at an additional £2 per sq. ft.

### EPC

An EPC is available on request.

### Viewing

Strictly through agents

Taylor Weaver

(James Taylor)

01772 921030

