



>> TO LET - PRESTIGE CITY CENTRE OFFICES
UNICENTRE >> LORDS WALK >> PRESTON
5,57.4M² (6,000 FT²) >> 8 CAR PARKING SPACES



>> LOCATION

The Unicentre is situated on the edge of Preston city centre adjoining Preston Bus Station/Multi-storey car park. Lords Walk connects directly to Ringway, Preston's inner ring road and is still well-situated for proximity to the city's major retail and banking facilities.

The property is easily accessible from Junction 31 of the M6 motorway via Newhall Lane (A59)



>> DESCRIPTION

The Unicentre is an imposing 12-storey office building with impressive refurbished entrance foyer with security reception desk.



Furnishings include:

- >> Onsite management
- >> DDA compliant
- >> Open plan accommodation capable of accommodating tenants fit out
- >> Four high speed passenger lifts
- >> 24-hour access
- >> Central heating
- >> Ability to retro-fit air conditioning/comfort cooling

>> LEASE

The accommodation is available by way of a new lease for a term to be agreed

>> ACCOMMODATION

4th Floor: 5,57.4m² (6,000ft²) approx net internal

>> LEASE

The accommodation is available by way of a new lease for a term to be agreed

>> RENTAL

£63,000 per annum

>> SERVICE CHARGE

A service charge is levied to recover costs relating to maintenance and management of the building.

>> CAR PARKING

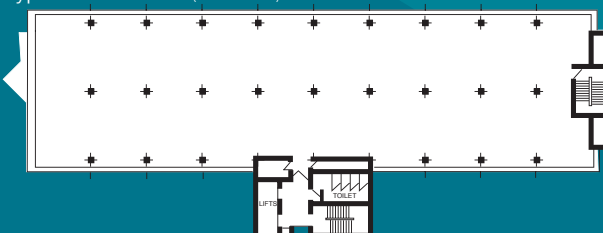
8 onsite car parking spaces are available by way of a separate licence at a cost of £650 per space per annum

>> LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.



Typical Floor Plan (not to scale)



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