



PR1 2US

OFFICE

12-14 ST WILFRID STREET, PRESTON



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

www.northerntrust.co.uk



OFFICE

- Inner terraced office building on three floors
- Traditional brick construction
- Fully decorated and carpeted office accommodation
- Gas central heating
- Kitchen and wc facilities
- Car parking spaces located at the rear

OFFICE

OFFICES TO LET

SIZES FROM

883 - 2,146 SQ FT

82 - 199 SQ M

Over 200 locations throughout the Midlands and the North



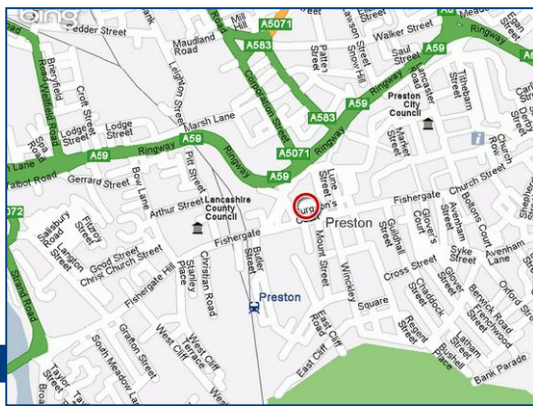
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LOCATION

The premises are conveniently situated on the very centre of Preston, occupying a prominent location on St Wilfrid Street. The main shopping and office areas are in short walking distance, together with convenient access to Preston Railway Station.

Motorway access via junctions 31, 31A and 32 of the M6 are all within close proximity and provide excellent communication and transport links throughout the North West.



DESCRIPTION

Built in the late 1960's, the subject property comprises an inner terraced office building situated over three floors. The property is of traditional brick construction situated beneath a mineralized shallow pitched felt roof.

Internally, the premises comprise fully decorated and carpeted office accommodation, with the benefit of gas central heating throughout. The ground floor incorporates a reception area, store, kitchen and wc facilities, whilst the first and second floors comprise private offices.

Externally, there are car parking spaces to the rear of the building.

ACCOMMODATION

12 St Wilfrid Street

Ground Floor - 672 sq ft (57sq m)

First Floor - 608 sq ft (57 sq m)

Second Floor - 866 sq ft (80 sq m)

14 St Wilfrid Street

Ground Floor - 173 sq ft (16 sq m)

First Floor - 332 sq ft (31 sq m)

Second Floor - 344 sq ft (32 sq m)

TERMS

The premises area available on a new full repairing and insuring lease for a minimum term of three years.

VIEWING

Please contact Andrew Lovell on 01257 238666 for an appointment.

RATES

For information on Rateable Value or rates payable contact Preston City Council Business Rates Department or alternatively you can obtain information from the Valuation Website www.voa.gov.uk.

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