



**NORTHERN TRUST**  
INVESTMENT | DEVELOPMENT | REGENERATION

# BUCKINGHAM HOUSE

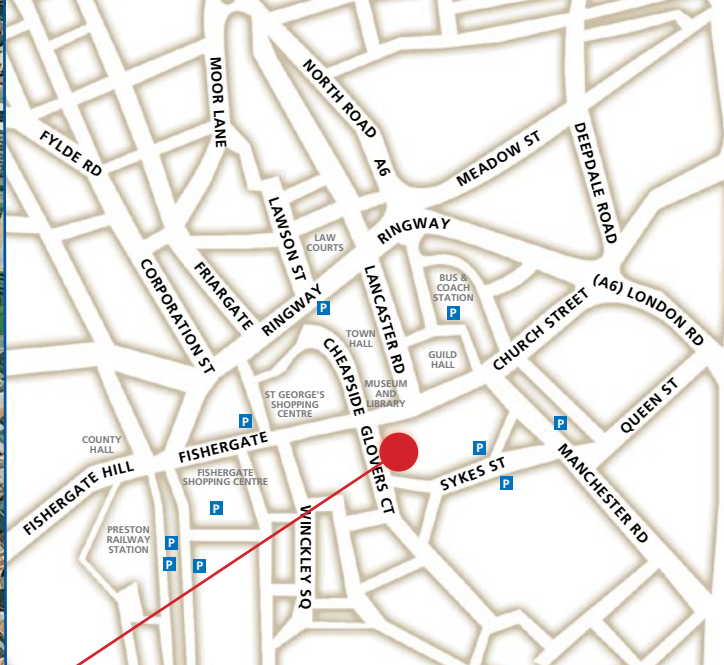
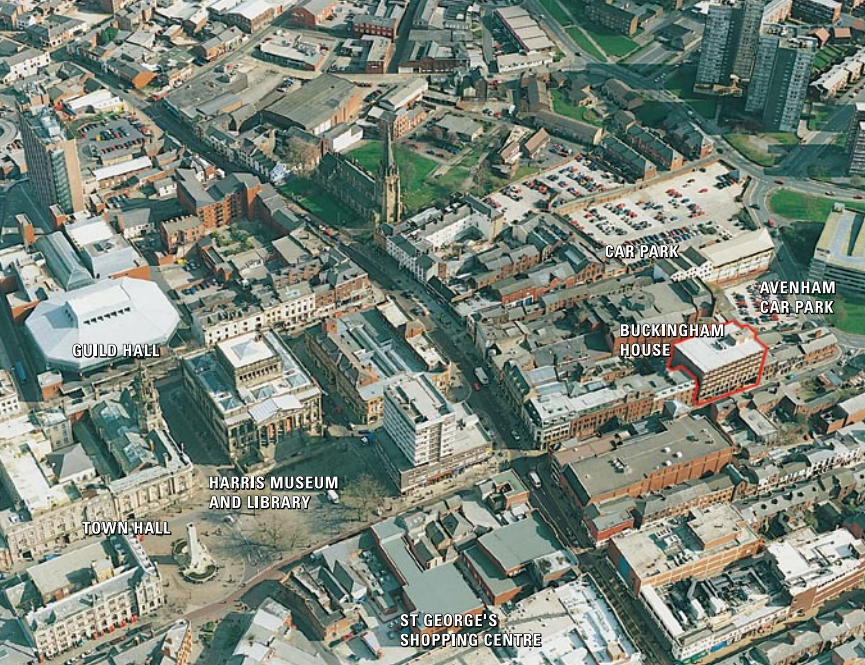
## Glovers Court, Preston

Fully Refurbished Offices

# TO LET

5,420 SQ FT (503.5 SQ M)





# BUCKINGHAM HOUSE

GLOVERS COURT, PRESTON PR1 3LS

## Where to find Buckingham House

The property is situated in the town centre in an established commercial location approximately 150 yards from the main shopping centre and within easy walking distance of the railway and bus stations.

Preston is the administrative centre of Lancashire and is strategically located close to the M6, M61 and M65 Motorways putting the Greater Manchester and Merseyside conurbations and national motorway network within easy reach.

### Description

The property comprises a multi storey office block constructed in the early 1970's.

Internally the premises comprise a main entrance foyer, leading to the lift and stairs providing access to all floors. The offices are situated on the fourth and comprise good quality refurbished accommodation providing a mix of both open plan and private offices with the benefit of carpeting, perimeter heating and air conditioning

Toilets are provided on each floor together with disabled WC facilities. The premises also benefit from parking to the rear with additional parking available nearby.

### Accommodation

The property has been measured in accordance with the Royal Institution of Chartered Surveyors measuring guidelines to have the following net internal area:-

Floor	m2	sq ft
Fourth	503.5	5,420

### Rates

We are verbally informed by the Local Authority Business Rates department that the accommodation has a rateable value for the 4th floor is £24,500.

### Terms

The accommodation is available by way of a new effective full repairing and insuring lease for a minimum term of 3 years or multiples thereof.

A service charge will be payable in respect of external repairs to the premises and the maintenance of common areas.

### Rent

On application.

### Viewing

By appointment with the joint agents

**WHITTLE JONES**  
**01257 238666**  
[www.whittlejones.com](http://www.whittlejones.com)

**BD&H**  
**BAILEY DEAKIN HAMILTONS**  
**01772 204006**  
[www.bdproperty.co.uk](http://www.bdproperty.co.uk)



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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. January 2007.