



GLOVERS COURT  
PRESTON  
PR1 3LS

GROUND FLOOR SPACE AVAILABLE

4,200 SQ FT

TO LET

# BUCKINGHAM HOUSE



SUITABLE FOR **OFFICE** / **LEISURE** / **RETAIL** / **RESTAURANT** OPPORTUNITIES



BAR



RESTAURANT



PIZZERIA



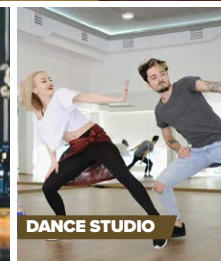
GYM



FLORIST



BAKERY



DANCE STUDIO



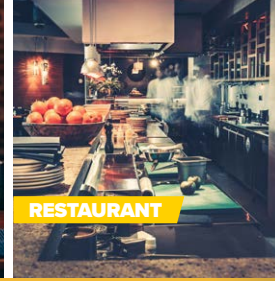
## DESCRIPTION

Buckingham House is a multi-storey City Centre office building which has recently undergone a substantial refurbishment programme 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 fantastic opportunity at ground floor level for leisure/restaurant/retail or office use, extending to approximately 4,200 sq. ft.

The unit has been put back to shell specification to afford full flexibility to the new occupier and benefits from a full width glazed frontage to Glovers Court.



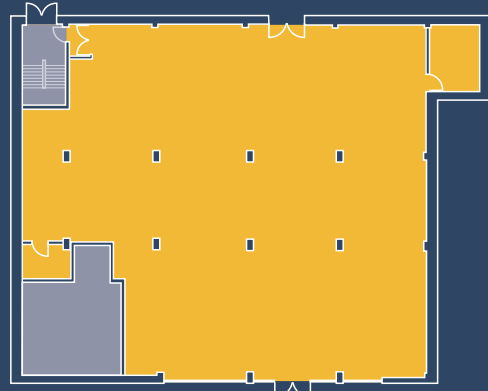
BAR



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## LOCATION

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, bars and eateries on the door step, Buckingham House is situated in the heart of the city.

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.



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