

53 GUILDHALL STREET, PRESTON, PR1 3NU

TO LET

THE CHAMBERS

www.lancashire-offices.co.uk

FLEXIBLE OFFICE SPACE

735 - 1,700 SQ FT (68 - 158 SQ M)

DESCRIPTION

The Chambers is a 5 storey office building situated in Preston City Centre. The high quality offices benefit from a six person passenger lift and kitchenette facilities for each floor.

The Chambers offers a range of office suites from 735 sq ft up to 1,700 sq ft which are available individually or combined.

The suites provide a mix of open plan and partitioned private offices. The accommodation incorporates suspended ceilings and recessed lights, perimeter trunking, gas central heating and double glazing.

SPECIFICATION

The office accommodation at The Chambers has been refurbished to a high standard and includes the following specification:

- Mix of open plan and partitioned private offices
- Suspended ceilings
- Recessed lighting
- Perimeter trunking
- Gas central heating
- Double glazing
- Secure office environment



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ILLUSTRATIVE SPACE PLAN



ACCOMMODATION

SUITE	SQ FT	SQ M
Lower Ground Floor	1,100	102
Ground Floor	980	91
1st Floor	1,700	158
2nd Floor	1,700	158
Part 3rd Floor	735	68
Part 3rd Floor	802	75
TOTAL	7,017	652

For current availability please contact the letting agents. The EPC ratings on the available suites range from B43 – D88. Copies of the EPC Certificates are available upon request.

TERMS

There are a range of flexible leasing options available. Further details and full rental details can be obtained from the joint agents. All figures quoted are exclusive of, and will be liable for VAT at the prevailing rate.





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LOCATION

The Chambers office building is located in Preston City Centre on Guildhall Street. The area is a well-established office location and a short walk from Winckley Square and just a 100 yard walk to Fishergate. The main shopping area in Preston includes, St George's shopping centre only 3 minutes' walk away and Fishergate shopping centre less than 10 minutes' walk.

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 town is ideally located with Blackpool to the West and Manchester to the South East. The train station is a 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.

TRAVEL DISTANCES

Preston Train Station	0.4 miles	8 mins
M6 Junction 31	2.8 miles	11 mins
M55	3.5 miles	18 mins
Blackpool	22.4 miles	37 mins
M65	4 miles	10 mins
Blackburn	9.9 miles	26 mins

VIEWING & FURTHER INFORMATION

For further information and current availability or to arrange a viewing please contact one of the joint agents.



TOWN CENTRE AMENITIES



GOOD PUBLIC TRANSPORT LINKS



EASY MOTORWAY ACCESS



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