



# To Let

**Constructed during the 1970s, 11 Starkie Street comprises a three storey office building.**

## **11 Starkie Street**

Preston, PR1 3LU

---

**1,682 to 5,908 sq ft**

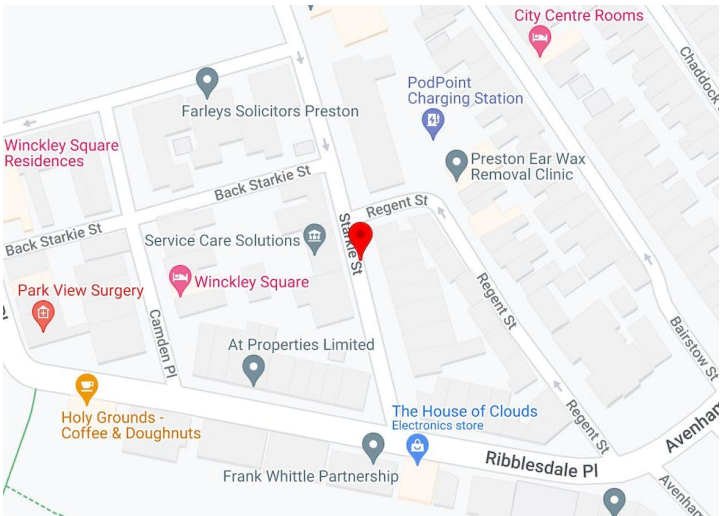
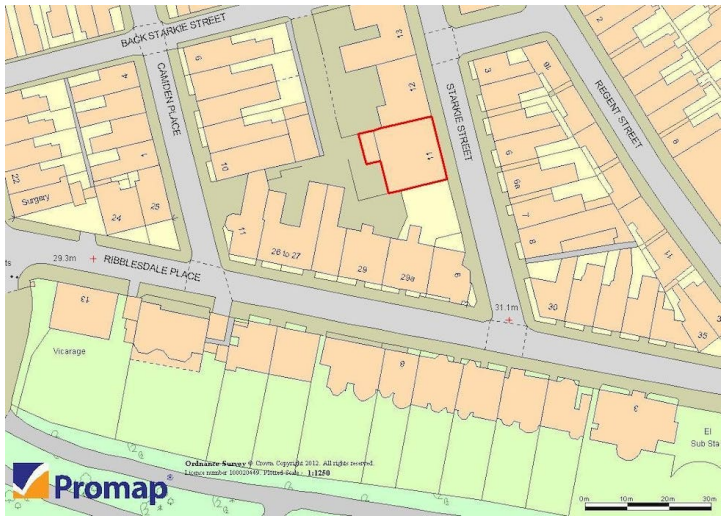
156.26 to 548.87 sq m

---

**Reference: #32970**

# 11 Starkie Street

Preston, PR1 3LU



## Summary

Available Size	1,682 to 5,908 sq ft / 156.26 to 548.87 sq m
Rent	£10 Per sq ft Rent
Rates Payable	£4.28 Per sq ft
EPC	EPC exempt - EPC has been commissioned, will be available in less than 28 days

## Location

The offices are situated between Winckley Square and Ribblesdale Place, which comprises the centre of the prime professional office area within Preston city centre. Adjoining occupiers include various legal, accountancy and professional practices, together with HMRC and Lancashire County Council.

## Specification

Three storey office building incorporating brick walls beneath a metal mansard roof with a small car park area to the rear. The pedestrian entrance at the front leads into the reception hallway and coupled with the internal staircase this provides direct access into the individual office areas. The accommodation is fully fitted incorporating carpeted concrete floors, plastered / painted walls and ceilings, being heated and lit throughout. Male and female toilet facilities together with a kitchen area are available.

The majority of the space is open plan, however internal partitions on the ground and second floors provide a series of private offices / meeting room areas. The building incorporates single glazed aluminium sash windows / door frames, and in addition the ground floor incorporates internal security shutters and the accommodation is alarmed.

- Fully fitted accommodation to be refurbished
- City centre location
- Car parking available
- Ground floor internal security shutters and fully alarmed

## Richard Wharton

0161 238 6227 | 07970 938698

richard.wharton@eu.jll.com