

FAST INTERNET



Marshall House, Ringway, Preston, PR1 2QD

Marshall House is a 9 storey purpose built office building which has recently undergone a significant refurbishment.

Tenure	To Let
Available Size	510 to 3,085 sq ft / 47.38 to 286.61 sq m
Rent	£10 per sq ft From
EPC Rating	Upon Enquiry

Key Points

- > Exceptional local amenities
- > High-quality fit out
- > Prominent development
- > On-site services
- > Recently refurbished
- > Fronting onto the Ringway

Description

Marshall House is a landmark office block in the heart of Preston city centre.

The nine-storey Marshall House on The Ringway occupies a prime central location and features over 26,000 sq ft of high quality office accommodation. Adjoining the building are the Magistrates Courts and Law Courts with the bus station within a short walk. All Preston's city centre amenities are close by including retail, banking, leisure together with the West Coast Mainline railway Station.

In recent years the building was uplifted with full external cladding and replacement of all windows with powder coated double glazed units.

The building offers the following key features:

- High speed internet connections
- On site concierge
- Double height entrance reception
- Secure on site parking
- Open plan floor plates
- Excellent public transport links



Location

Preston was awarded City status in 2002 by the Queen and is now the commercial and administrative centre of Lancashire and the seat of Lancashire County Council. The city has a population of approximately 130,000. Preston is a major centre for learning and the home to the University of Central Lancashire which has a student population of more than 32,000.

Marshall House is prominently situated fronting Ringway (A6), Preston's inner ring road, on the edge of the city centre. Adjoining Marshall House are the Magistrates Courts and Law Courts with the bus station within a short walk. All Preston's city centre amenities are close by including retail, banking, leisure and parking together with the West Coast Mainline railway station. Located at the centre of Lancashire's business and transport network Preston is within easy access of the M6 (2.7 miles), M61 (4 miles), M55 (3.5 miles) and M65 (3.4 miles).



Accommodation

ALL INCLUSIVE PACKAGE – All second floor and fifth office rents are inclusive of rent, service charge, buildings insurance and utilities. VAT also payable.

Floor/Unit	Description	Size	Rent	Service Charge (sq ft)
5th	Suite 2	510 sq ft	£680 per month	On application
5th	Suite 4	600 sq ft	£800 per month	On application

Viewing & Further Information



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Floor/Unit	Description	Size	Rent	Service Charge (sq ft)
7th	Entire 7th Floor	3,085 sq ft	£2,500 per month	On application
7th	Part 7th Floor	1,500 sq ft	£1,263 per month	On application