



FAST INTERNET

CENTRALY LOCATED



Marshall House, Ringway, Preston, PR1 2QD

Marshall House is a nine storey purpose built office building in the heart of Preston.

Tenure	To Let
Available Size	330 to 3,085 sq ft / 30.66 to 286.61 sq m
Rent	£440 - £2,500 per month From
EPC Rating	Upon enquiry

Key Points

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

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
- Double height entrance reception
- Secure on site parking
- Open plan floor plates
- Excellent public transport links

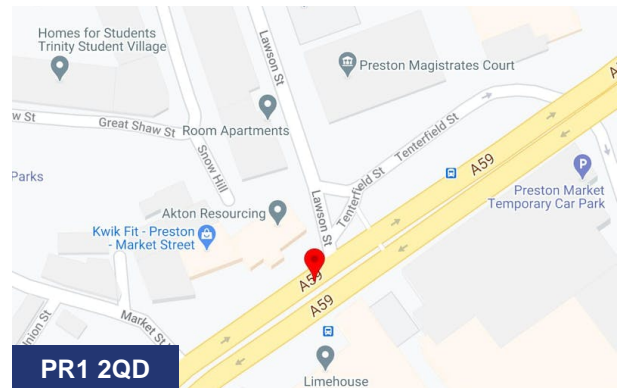
Location

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.

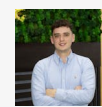
Marshall House is prominently situated fronting Ringway (A6), Preston's inner ring road, on the edge of the city centre. Adjoining Marshall House are the Magistrates Courts and Law Courts with the bus station within a short walk. All Preston's city centre amenities are close by including retail, banking, 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

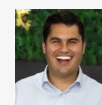
Description	sq ft	Rent	Service charge
Ground Floor	2,200	£1,833 /month	£1,100 /month
Suite 1.2	1,250	£1,045 /month	£625 /month
Suite 3.1	1,542	£1,285 /month	£771 /month
Suite 3.2	1,600	£1,333 /month	£800 /month
Suite 1	330	£440 /month	£55 /month
Suite 2	510	£680 /month	£85 /month
Suite 4	600	£800 /month	£100 /month
Part 7th Floor	1,500	£1,263 /month	£750 /month



Viewing & Further Information



Richard Cross
0161 220 1999 | 07706353590
Richard.Cross@hurstwoodholdings.com



Constantine Thanopoulos
0161 220 1999 | 07718884764

constantine.thanopoulos@hurstwoodholdings.com

