

EXCEPTIONAL
LOCAL
AMENITIES



CITY
CENTRE
LOCATION



HIGH SPEED
INTERNET



ENTER >>>

PRESTON | PR1 2QD

MARSHALL HOUSE

QUALITY OFFICE SUITES IN THE HEART OF PRESTON

330 SQ FT - 3,085 SQ FT

HURSTWOOD
HOLDINGS
QUALITY
OFFICE
SUITES
TO LET
FROM
281 TO
12,340
SQ FT
NEWLY
REFURBISHED
FLEXIBLE
TERMS
PARKING
AVAILABLE
CALL US
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PROPERTIES FOR SALE
AND TO LET NATIONWIDE

MARSHALL
HOUSE



**HURSTWOOD
HOLDINGS**

MARSHALL HOUSE

DESCRIPTION	>>>
SPECIFICATION	>>>
ACCOMMODATION	>>>
LOCATION	>>>
DEMOGRAPHICS	>>>
ENQUIRIES	>>>

DESCRIPTION



Exceptional
local
amenities



Prominent
development



On-site
services



Fronting
onto the
Ringway



Excellent
public
transport links

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**. There is a range of available suite sizes starting from 330 Sq Ft up to full floor plates of 3,000 + Sq Ft.

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.

The Animate Development site is directly opposite Marshall House, Animate is a new £45 million cutting edge cinema and leisure complex situated next to Preston Markets, on the site of the old indoor market and car park. Providing a new cinema, bowling alley with game zone with tenants to include Hollywood Bowl, ARC Cinemas, Ask Italian, Cosmo, Las Iguanas, Mad Giant Food Hall and Loungers.

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

MARSHALL HOUSE

DESCRIPTION	>>>
SPECIFICATION	>>>
ACCOMMODATION	>>>
LOCATION	>>>
DEMOGRAPHICS	>>>
ENQUIRIES	>>>

SPECIFICATION

THE SUITES BENEFIT FROM:

HIGH SPEED
INTERNET
CONNECTIONS



DOUBLE HEIGHT
ENTRANCE
RECEPTION



HIGH-QUALITY
FIT OUT OFFERING
MEETING ROOMS AND
BREAK OUT SPACE



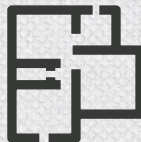
RECENTLY
REFURBISHED



LANDMARK
BUILDING



OPEN PLAN
FLOOR PLATES



DESCRIPTION

SPECIFICATION

ACCOMMODATION

LARGER SUITES

BUSINESS CENTRE SUITES

LOCATION

DEMOGRAPHICS

ENQUIRIES

ACCOMMODATION



LARGER SUITES

Description	Sq ft
Ground Floor	2,200
1st Floor	2,500
Suite 3.1	1,542
Suite 3.2	1,600
Part 7th Floor	1,500



DESCRIPTION

SPECIFICATION

ACCOMMODATION

LARGER SUITES

BUSINESS CENTRE SUITES

LOCATION

DEMOGRAPHICS

ENQUIRIES

ACCOMMODATION



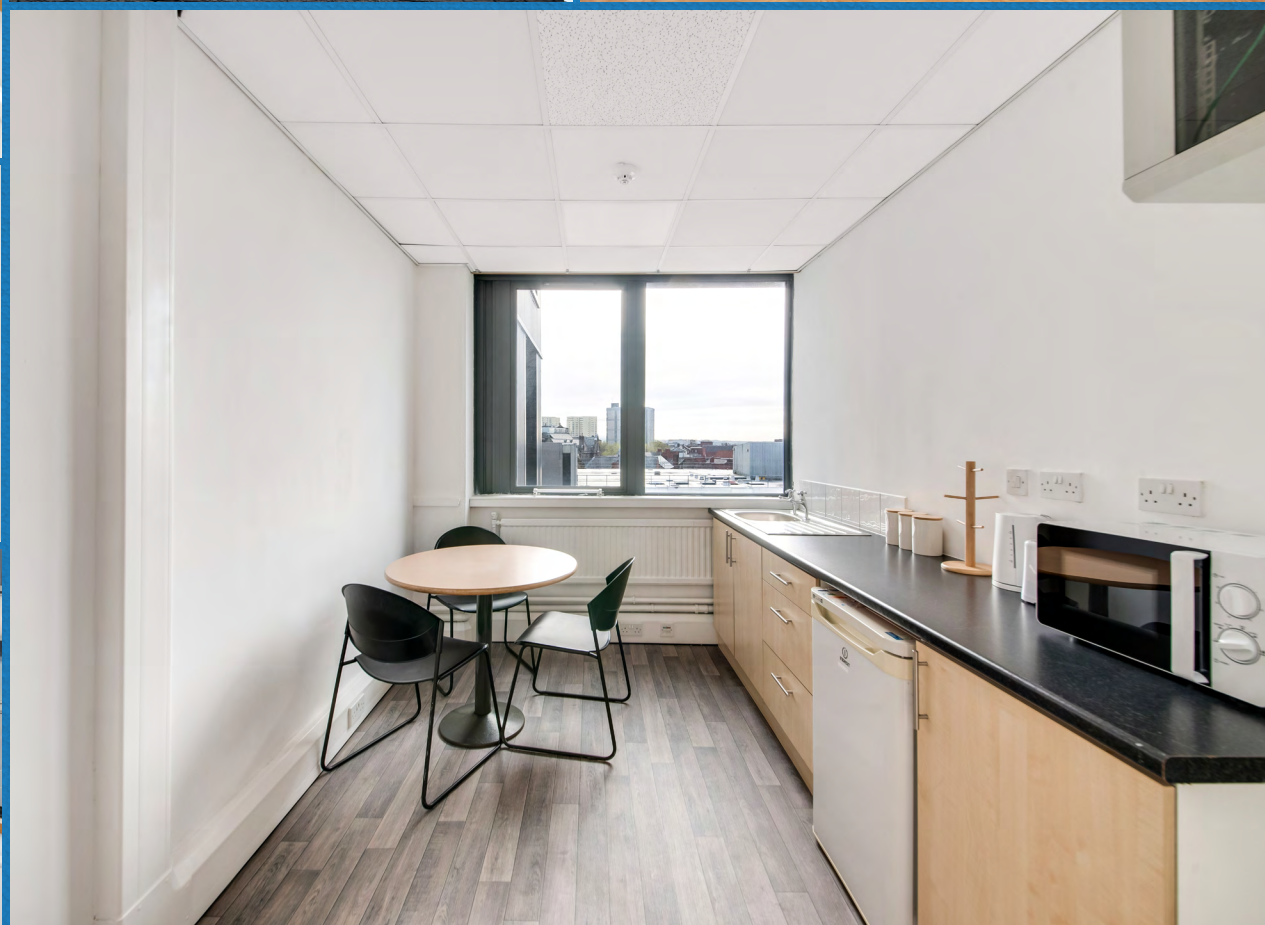
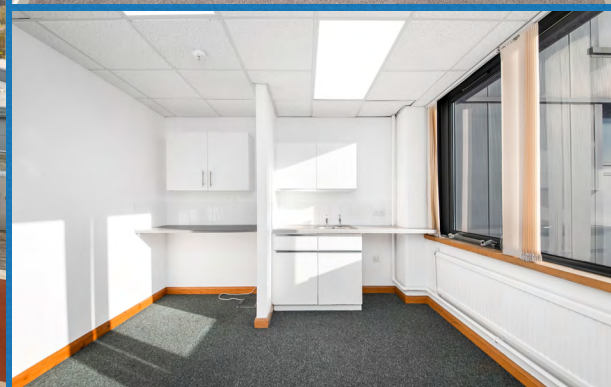
BUSINESS CENTRE SUITES

All second and fifth floor office rents are inclusive of rent, service charge, buildings insurance, VAT is also payable.

Description	Sq ft
Suite 2.5	591
Suite 5.1	330
Suite 5.2	510
Suite 5.4	600



MARSHALL HOUSE



MARSHALL HOUSE

DESCRIPTION

SPECIFICATION

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LOCATION

DEMOGRAPHICS

ENQUIRIES



INDUSTRIAL



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).

DRIVE TIMES

M6	13 mins	2.7 miles
M55	11 mins	2.9 miles
M65	14 mins	3.4 miles

Lancaster	37 mins	21.6 miles
Manchester	56 mins	33 miles
Liverpool	15 mins	36.5 miles

Leeds	1 hr 18 mins	67.5 miles
Penrith	1 hr 16 mins	69.6 miles
Carlisle	1 hr 33 mins	87 miles



Easy access
to M6 & M55
motorways



3 Public
Car Parks
Surrounding
the Building



main line on
the doorstep



Port of
Heysham
within 46
mins



Close
proximity
to Preston
city centre



A6 nearby to
M6 and M55

MARSHALL HOUSE

DESCRIPTION

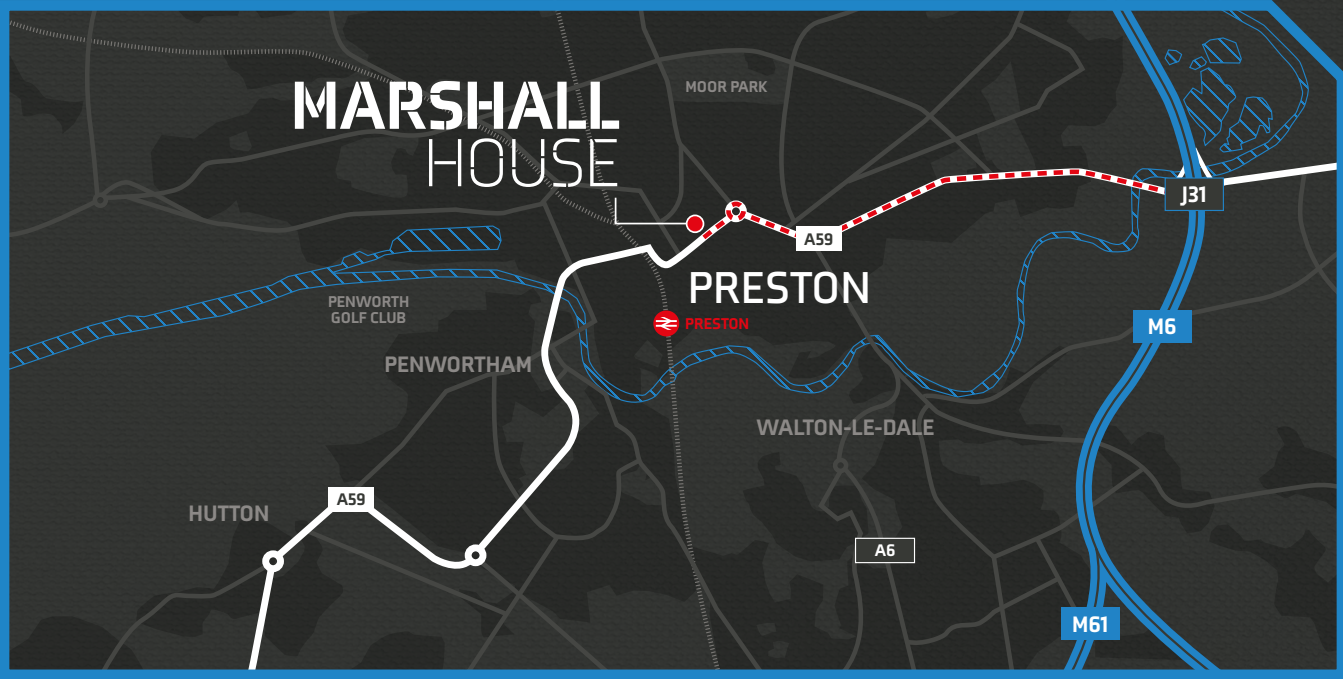
SPECIFICATION

ACCOMMODATION

LOCATION

DEMOGRAPHICS

ENQUIRIES



2.5M

60 minute drivetime
population

1.27M

Lancashire
employment
catchment



Students at the
University of
Central Lancashire

>35,000

~52,000

businesses within a
30 minute drive

5,165

Active enterprises
in the Preston area

147,800

Preston
population



MARSHALL HOUSE

DESCRIPTION



SPECIFICATION



ACCOMMODATION



LOCATION



DEMOGRAPHICS



ENQUIRIES



DUXBURYS



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