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TO
LET



SERVICED OFFICE SUITES WITH CAR PARKING

23 m² (247 ft²) — 28 m² (297 ft²)

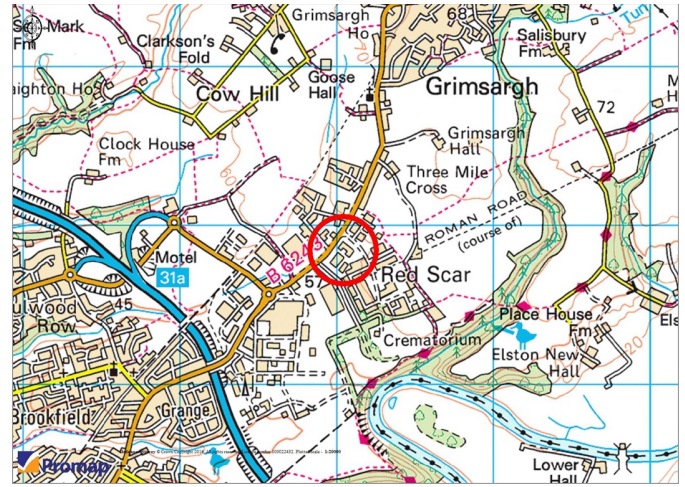
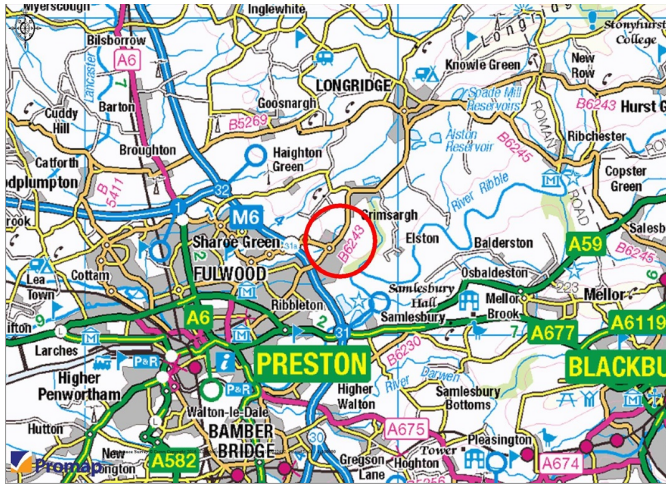
**Serviced Office Suites
Astra Business Centre
Roman Way
Preston
PR2 5AP**

- Situated within the well established Astra Business Centre within a fully secure site
- Less than 1 mile from Junction 31a of the M6 Motorway
- Flexible terms/ingoining tenants incentives

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Location

The Astra Business Centre is situated at the entrance to the Roman Way Industrial Estate being a very well established business park to the North of Preston, immediately off Longridge Road (B6243).

The location is very accessible being less than 1 mile to the west of Junction 31(a) of the M6 Motorway which in turn connects with the M61, M55 and M65 motorways and thus throughout the North West.

Description

A large and secure managed business park complex providing a range of business units benefitting from substantial car parking.

A managed single storey bespoke office building that has been extensively refurbished. The office suites are accessed from a single shared reception with a secure swipe card access and benefit from meeting room facilities in addition to shared kitchen and WC facilities.

Externally ample car parking is available.

Accommodation

The serviced office suites are available on "easy in/out" terms..

Suites range from 23 m² and are fully carpeted and newly decorated with quality lighting and suspended ceilings and facilities for computer/telephone network.

Rating Assessment

The rentals quoted are exclusive of business rates but small business rate relief may be available, subject to tenants circumstances.

Rentals

Suite

Suite	m ²	ft ²	Rental PCM
a1	LET	LET	LET
a2	LET	LET	LET
a3	LET	LET	LET
a4	LET	LET	LET
a5	LET	LET	LET
a6	28	297	£447.00
a7	LET	LET	LET
a8	LET	LET	LET
a9	LET	LET	LET
a10	23	247	£370.50
a11	LET	LET	LET
a12	LET	LET	LET
a13	LET	LET	LET
a14	LET	LET	LET
a15	LET	LET	LET
a16	LET	LET	LET
a17 (storage)	LET	LET	LET
a18 (storage)	LET	LET	LET
a19	LET	LET	LET
a20	LET	LET	LET

Rents include electricity, water and heating.

3 months rent free available for a 6 month tenancy and 6 months rent free for a 12 month tenancy.

Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Legal Costs

Each party to be responsible for their own legal costs incurred in each transaction.

Energy Performance Certificate



This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epd.



VAT

All rentals are subject to VAT at the standard rate.

Enquiries

Via joint agents:

Eckersley

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HDAK

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