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TO  
LET



## SERVICED OFFICE SUITES WITH CAR PARKING

14 m<sup>2</sup> ( 148 ft<sup>2</sup> ) — 32 m<sup>2</sup> ( 347 ft<sup>2</sup> )

**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 m<sup>2</sup> 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

Office no.	ft <sup>2</sup>	LET	LET
A1		LET	LET
A2	148	Available	
A3	347	Available	
A4		LET	LET
A5		LET	LET
A6	298	Available	
A7		LET	LET
A8	333	Available	
A9		LET	LET
A10		LET	LET
A11		LET	LET
A12		LET	LET
A13		LET	LET
A14		LET	LET
A15		LET	LET
A16		LET	LET
A17 storage only		LET	LET
A18 storage only		LET	LET
A19	347	Available	
A20		LET	LET
A21		LET	LET
A23 storage only	44	Available	
A24 storage only	63	Available	

Office rooms available at £1.67 per ft<sup>2</sup> per month – excluding rates.

Storage rooms available at £1.67 per ft<sup>2</sup> per month – excluding rates.

Electricity, water and heating are included.

## 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



## 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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