



BUILDING 1 Floors from:
5,940 sq ft 551.84 sq m
17,840 sq ft **1657.4 sq m**
(Whole Building)

SPACE TO LET
WITH ALLOCATED PARKING

BUILDING 4
Ground Floor
5,086 sq ft 472.5 sq m
First Floor
5,069 sq ft 470.9 sq m

Business flows on the West Strand



West Strand Business Park is a development of four self-contained office buildings totalling 68,000 sq ft. Buildings 2 and 3 are fully let to ATOS IT Services Limited and the NHS Trust. Building 1 provides three storey accommodation of 17,840 sq ft and building 4 provides 10,175 sq ft over two floors. Offices are available from a single floor upwards.

Building 1

Ground Floor	5,940 sq ft (551.84 sq m)
First Floor	5,950 sq ft (552.77 sq m)
Second Floor	5,950 sq ft (552.77 sq m)
Total	17,840 sq ft (1657.4 sq m) (Whole Building)

Building 4

Ground Floor	5,101 sq ft (473.90 sq m)
First Floor	5,085 sq ft (472.41 sq m)
Total	10,186 sq ft (946 sq m)

The high specification office buildings benefit from a feature entrance, external landscaping and infrastructure provision. The specifications include:

- **High speed passenger lift**
- **VRF air conditioning**
- **Dedicated on-site car parking**
- **High quality finishes with feature entrance**
- **Full access raised floors**
- **Suspended ceilings with LG3 lighting**

Business flows on the West Strand



WEST STRAND BUSINESS PARK PRESTON

[HOME](#)[DESCRIPTION](#)[LOCATION](#)[SITE PLAN](#)[INFORMATION](#)[ENQUIRE](#)

West Strand Business Park occupies a superb position adjacent to Preston City Centre, and a short distance from Junctions 29-32 of the M6 motorway, which provides easy access into the remainder of the North West and national motorway network. The Business Park benefits from close proximity to the attractive and successful Preston Riversway, whilst the Fylde Coast, Lancaster, East Lancashire and the Manchester and Liverpool conurbations are all within a 45 minute drive.


PR1 8UY

 [CLICK TO SEE GOOGLE MAP](#)

University of
Central Lancashire

Fishergate
Shopping Centre

County Hall

 Preston Railway
Station

Alstom

Total Fitness

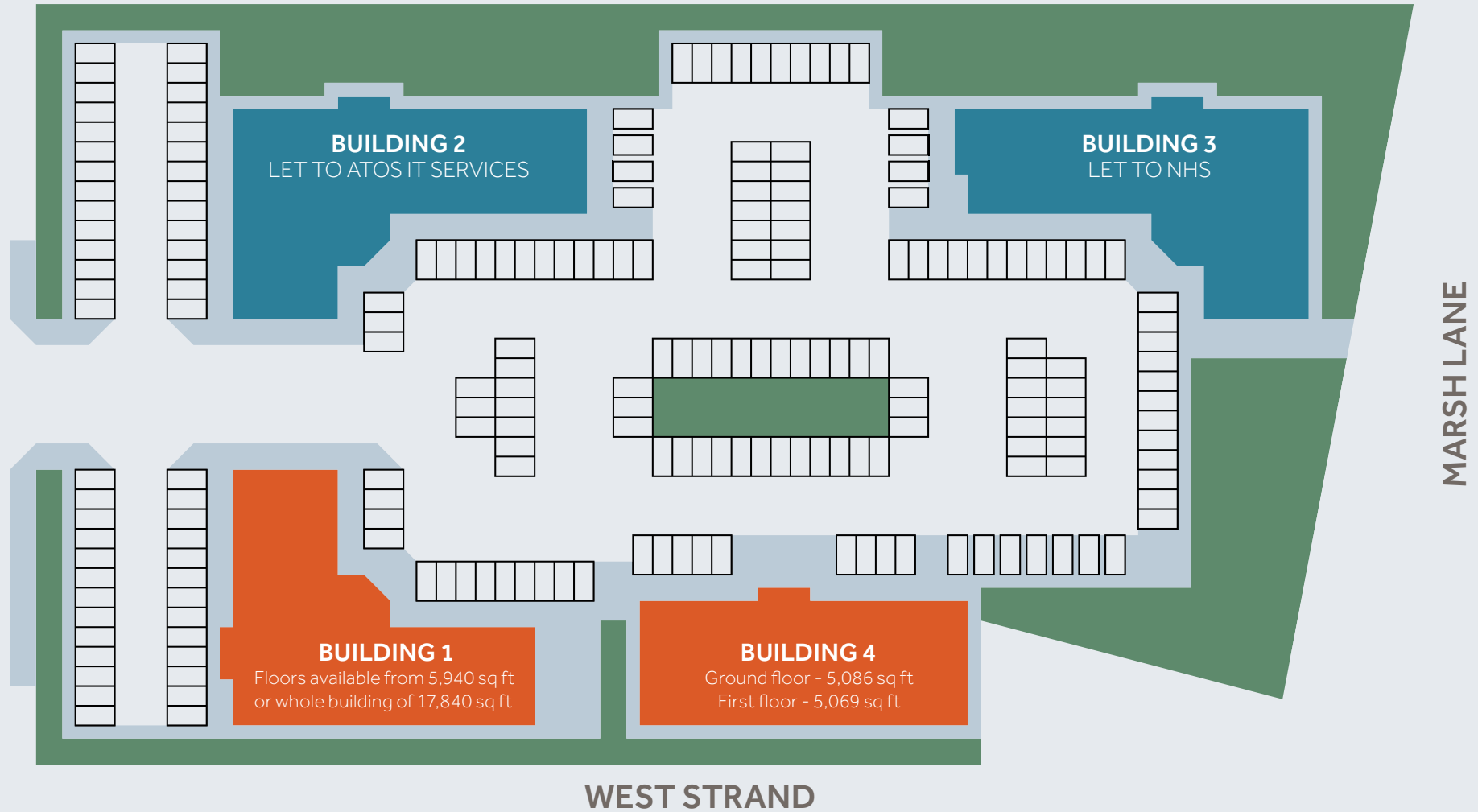


Riversway

A5072

A59

Business flows on the West Strand



Business flows on the West Strand



Terms

The accommodation is available by way of a new full repairing and insuring lease for a term of years to be agreed.

Full details of quoting rents and estate charges are available on application to the joint agents.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

VAT

Prices, outgoing and rentals are exclusive of, but will be liable to VAT at the standard rate.

Business flows on the West Strand



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Mark Clarkson
mac@eckersleyproperty.co.uk



Graeme Wood
graeme@stratospdi.com

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Business flows on the West Strand