

Our Ref MAC/SV/11140

Date As postmark

SUBJECT TO CONTRACT

Dear Sir/Madam

WEST STRAND BUSINESS PARK, PRESTON

We are pleased to present details of the remaining office accommodation at West Strand Business Park which is situated close to Preston City Centre adjacent to the Total Fitness Leisure Centre and within a 2 minute walk of the City Park & Ride facility. Nearby occupiers include Lancashire Care NHS Trust, ATOS IT Services UK Limited and Countrywide Assured plc.

Office	Floor area	Rent per annum	Car Parking
Building 1			
Ground floor:	552 m ² (5,940 ft ²)	Whole building £205,160 per annum (£11.50 per ft ²) Individual floors available on request	54 spaces
First floor:	552 m ² (5,940 ft ²)		
Second floor:	552 m ² (5,940 ft ²)		
Total:	1,657 m² (17,840 ft²)		
Building 4			
Ground floor:			
Suite (a) (left)	245 m ² (2,637 ft ²)	£31,644 per annum	7 spaces
Suite (b) (right)	225 m ² (2,422 ft ²)	£29,064 per annum	7 spaces
or			
Whole Floor	470 m ² (5,059 ft ²)	£58,489 per annum	14 spaces
First floor:	471 m ² (5,069 ft ²)	£58,294 per annum	14 spaces
Second floor:	LET	LET	LET
Total:	941 m² (10,128 ft²)	£116,783 per annum	28 spaces
Additional Charges:			
Service charge, insurance, Business Rates, Utilities and VAT			

Should you require further information or should you wish to view the office suites, please contact either Eckersley or our joint agent Graeme Wood of Stratos pdi.

Yours faithfully

Mark Clarkson MRICS
Eckersley

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