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**TO
LET**



ATTRACTIVE SELF-CONTAINED OFFICE SUITES WITH EXTENSIVE CAR PARKING WITH UP TO 50 SPACES

383 m² (4,122 ft²)

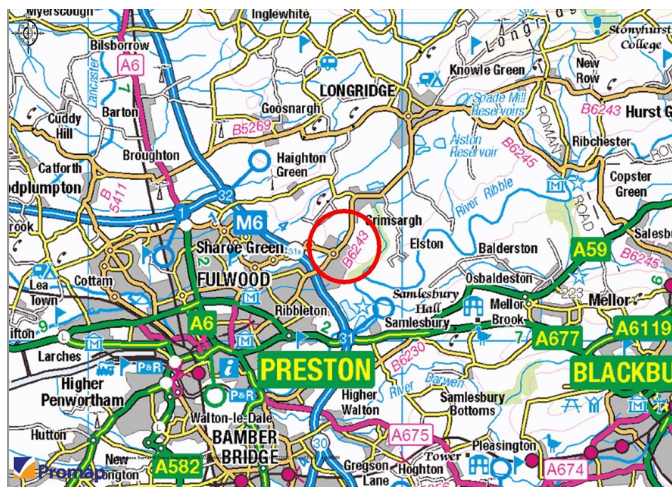
**Unit F
Astra Business Centre
Roman Way Industrial
Estate
Roman Way
Preston
PR2 5AP**

- Less than 1 mile from Junction 31a of the M6 Motorway
- Situated within the well established Astra Business Centre within a fully secure site
- Internal repairing obligations subject to service charge

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Location

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 benefiting from substantial car parking.

The subject property is a large single storey office building featuring a large central atrium providing a bright and spacious working environment particularly suited to a call centre operation. Whilst the accommodation is predominantly open plan a range of cellular meeting rooms are provided in addition to WC facilities.

The accommodation has been newly decorated and incorporates suspended ceilings with inset lighting whilst also being fully carpeted.

Accommodation

We have estimated that the accommodation has a net internal area of 383 m² (4,122 ft²).

Services

We understand that the unit generally benefits from mains electricity (3-phase), gas, water and drainage. Heating to the unit is by way of a gas-fired warm air space heating system which is provided throughout the wider development.

Rating Assessment

The offices are currently being reassessed for rating purposes with new assessments due shortly. Please make enquiries with the agents who can provide a guide in this regard.

Prospective tenants may be eligible for small business rate relief and should contact the local Council in this regard. Furthermore, further relief is available which has recently been extended until 31 March 2018 where eligible rate payers will receive small business rate relief at 100% on properties with Rateable Values up to £12,000.

Interested parties are recommended to make their own enquiries with the rating department at Preston City Council (tel. 01772 906972).

Planning

We understand that the premises benefit from uses generally within Classes B1 of the Town & Country Planning (Use Classes) Order 1987 (as amended).

We recommend all interested parties make their own separate enquiries of the local planning authority, Preston City Council (tel. 01772 906912).

Terms

The offices are available by way of new effective full repairing and insuring lease, subject to service charge, terms to be agreed. The tenant will be responsible for internal repairs and decoration.

Rental

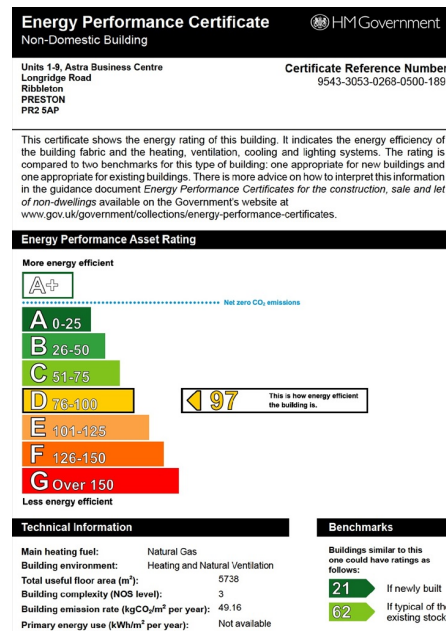
From £6.00 per ft², exclusive.

Service Charge and Costs

A service charge will be levied which will cover the cost of external site and premises maintenance and landscaping. The service charge is estimated at 45 pence per ft².

Heating and insurance costs are charged separately and are available upon request.

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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