Chartered Surveyors Commercial Property Consultants Valuers





SERVICED OFFICE SUITES WITH CAR PARKING

14 m² (148 ft²) — 32 m² (347 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/ingoing tenants incentives

www.eckersleyproperty.co.uk

Preston office T 01772 883388 Starkie Court F 01772 881602 13 Starkie Street E preston@eckersleyproperty.co.uk Preston PB1 3LU

Lancaster office
Lancaster onice
Castle Chambers
China Street
Lancaster
LA1 1EX

T 01524 60524 F 01524 381477 E | lancaster@eckersleyproperty.co.uk eckers incorporating Irvine Taylor



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.

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Office no.	ft²		
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 ft² per month excluding rates.

Storage rooms available at £1.67 per ft² per month - excluding rates.

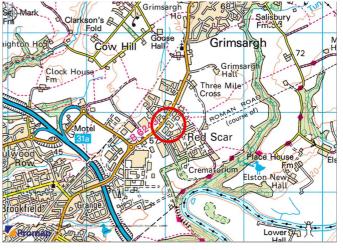
Electricity, water and heating are included.

Photographs and Plans

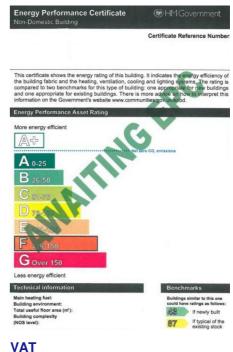
Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Legal Costs

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



Energy Performance Certificate



All rentals are subject to VAT at the standard rate.

Enquiries

Via joint agents: Eckerslev Contact: Fiona Warren/Mark Clarkson

Tel:	01772 883388
Emaile	fw@eckersleyproperty.co.uk/
Email:	mac@eckerslevproperty.co.uk

HDAK

Contact: Martin Ainsworth Tel: 01772 652652 Email: martinainsworth@hdak-uk.com



