



**BUILDING B**

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 D**

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 A and C are fully let to ATOS IT Services Limited and the NHS Trust. Building B provides three storey accommodation of 17,840 sq ft and building D provides 10,175 sq ft over two floors. Offices are available from a single floor upwards.

### Building B

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)
<b>Total</b>	<b>17,840 sq ft (1657.4 sq m)</b> <b>(Whole Building)</b>

### Building D

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

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.

PR18UY



[CLICK TO SEE GOOGLE MAP](#)

University of  
Central Lancashire

PRESTON CITY CENTRE

Fishergate  
Shopping Centre

County Hall



Preston Railway  
Station

Total Fitness

Alstom



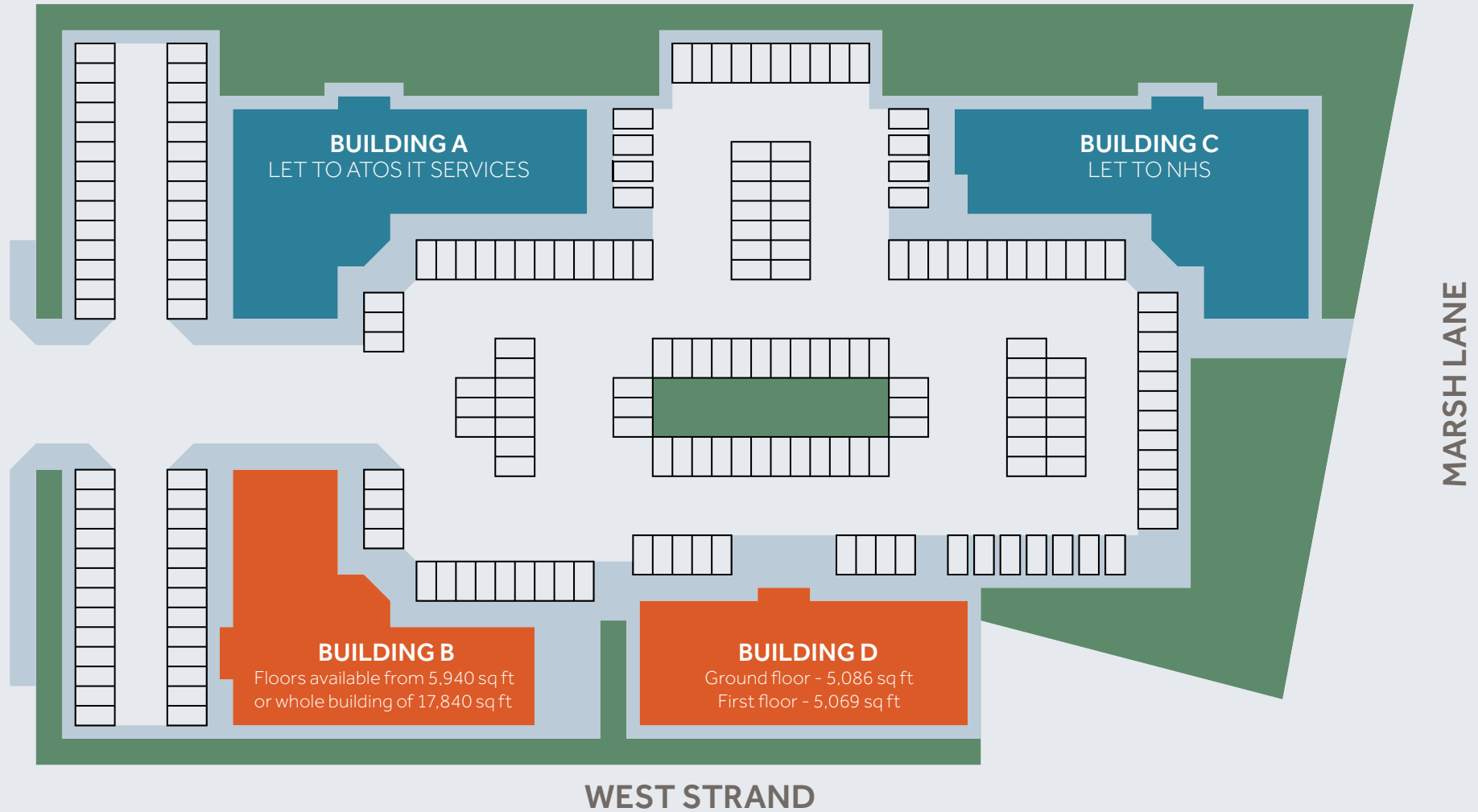
WEST STRAND  
BUSINESS PARK

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*



# WEST STRAND BUSINESS PARK PRESTON

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

**Mark Clarkson**  
mac@eckersleyproperty.co.uk



**Graeme Wood**  
graeme@stratospdi.com

**Disclaimer:** Eckersley and Stratos pdi for themselves and for the Vendors or Lessors of the property whose agents they are give notice that: i) these particulars are given without responsibility of Eckersley and Stratos pdi or the Vendors or Lessors as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract; ii) Eckersley and Stratos pdi cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein and any prospective purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of each of them; iii) no employee of Eckersley and Stratos pdi has any authority to make or give any representation or warranty or enter into any contract whatsoever in relation to the property; iv) VAT may be payable on the purchase price and/or rent, all figures are quoted exclusive of VAT, intending purchasers or lessees must satisfy themselves as to the applicable VAT position, if necessary by taking appropriate professional advice; v) Eckersley and Stratos pdi will not be liable, in negligence or otherwise, for any loss arising from the use of these particulars. Designed and produced April 2019 by Bella Design www.belladesign.co.uk

Owned by:



Managed by:



Tel: 0845 838 7627

## *Business flows on the West Strand*