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**TO
LET**



ATTRACTIVE SELF-CONTAINED OFFICE SUITE WITH EXTENSIVE CAR PARKING

350 m² (3,768 ft²)

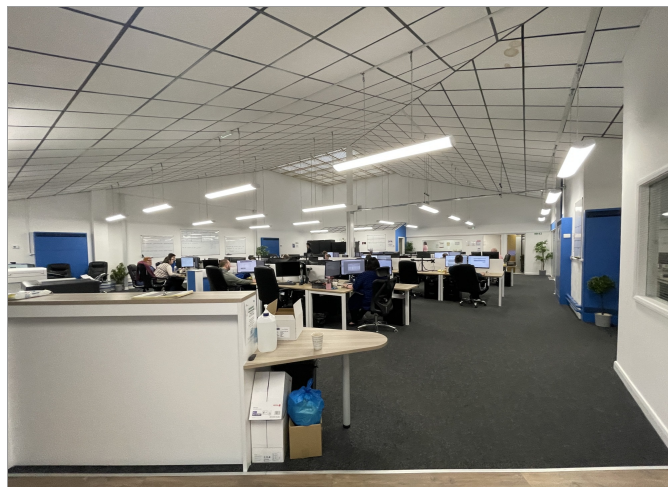
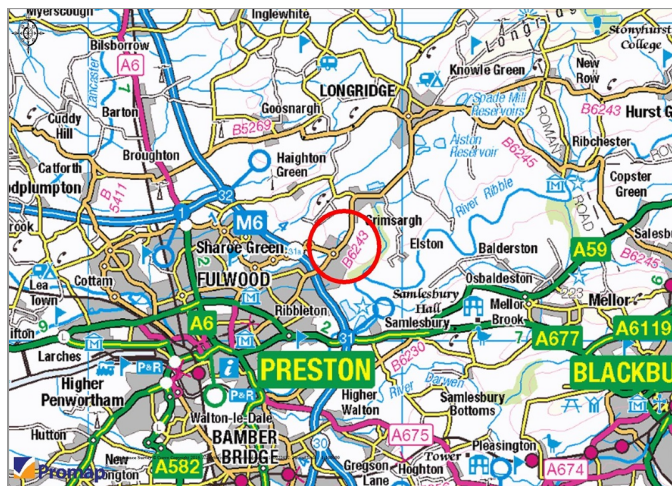
**Unit F
Astra Business Centre
Roman Way Industrial
Estate
Roman Way
Preston
PR2 5AP**

- 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 staff breakout area, WC facilities, kitchen and reception area.

The accommodation is decorated to a high standard and incorporates suspended ceilings with LED strip lighting whilst also being fully carpeted.

Accommodation

We have estimated that the accommodation has a net internal area of 350 m² (3,768 ft²).

Services

We understand that the unit generally benefits from mains electricity, 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.

Also, there is a 100 mbps fibre optic lease line available into the suite, further information relating to the cost can be provided upon request.

Rating Assessment

The premises have a Rateable Value of £17,500.

Interested parties are, however, recommended to make their own separate enquiries with the rating department of Preston City Council (www.preston.gov.uk).

Planning

The premises benefit from uses generally within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

Interested parties should make their own separate enquiries of Preston City Council planning department (www.preston.gov.uk).

Terms

The office is currently held on the remainder of a 10 year Internal Repairing and Insuring (IRI) lease from 01/01/2019 expiring on 01/01/2029. There is a Tenant break option on 01/01/2024. The Tenant will be responsible for the internal repairs and decoration.

The property is therefore available by way of sublease, or assignment although consideration may be given to a surrender and renewal subject to terms.

Rental

On application.

Service Charge and Costs

A service charge is levied by the landlord to cover the cost of external site and premises maintenance and landscaping. Further detail available upon request.

Heating, water, electric and insurance costs are charged separately and are available upon request.

Energy Performance Certificate

Energy performance certificate (EPC)		
Unit F, Astra Business Centre Longridge Road Preston PR2 5AP	Energy rating D	Valid until 18 April 2028 Certificate number: 6739-9545-4438-8190-9803
Property type	B1 Offices and Workshop businesses	
Total floor area	409 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants unless an exemption has been registered.		
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.		
Energy efficiency rating for this property		
This property's current energy rating is D.		
<div><div>Energy 0</div><div>A+</div><div>10.00</div><div>A</div><div>7.00</div><div>B</div><div>4.00</div><div>C</div><div>2.00</div><div>D</div><div>1.00</div><div>E</div><div>0.00</div><div>F</div><div>-1.00</div><div>G</div><div>Not seen CO2</div><div>90 0</div></div>		
<div><div>Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.</div><div>Properties similar to this one could have ratings</div><div>If newly built</div><div>26 B</div><div>If typical of the existing stock</div><div>77 D</div></div>		
Properties are given a rating from A+ (most efficient) to G (least efficient).		

Legal Fees

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

Photographs and Plans

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

VAT

All rentals are subject to VAT at the standard rate.

Enquiries

Via the sole agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: hjh@eckersleyproperty.co.uk