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**TO
LET**



SELF-CONTAINED WAREHOUSE WITH GOOD QUALITY OFFICES

776 m² (8,353 ft²)

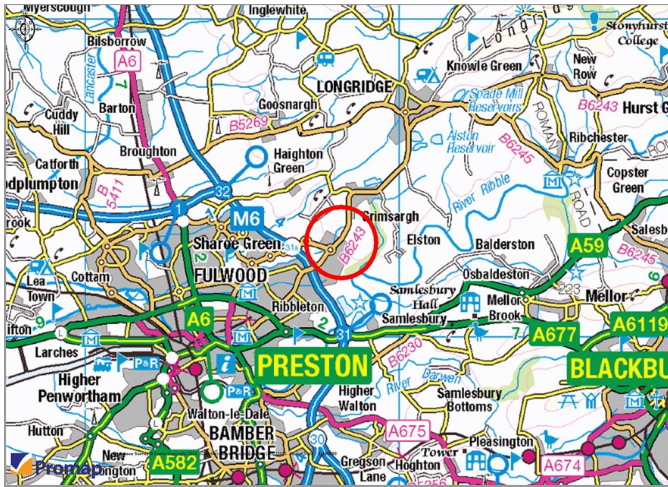
Unit 10
Astra Business Centre
Roman Way Industrial Estate
Roman Way
Preston
PR2 5AP

- Less than 1 mile from Junction 31a of the M6 Motorway
- Situated within the well established Astra Business Centre within a fully secure site
- Competitive rent

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Location

Astra Business Centre is situated at the entrance to the Roman Way Industrial Estate. A well established business park to the North of Preston 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.

Description

A detached warehouse facility with an adjoining high specification open plan office facility with good parking and service yard area.

A steel portal frame with brick and blockwork walls surrounded by metal profile cladding all beneath a pitched profile roof incorporating translucent panels. The unit is sub-divided with a full height blockwork wall.

The main access is located on the rear elevation with an automated roller shutter door and a secondary access on the front elevation. The warehouse has a 6.5m eaves height.

The offices are single-storey and mainly open plan with suspended ceiling incorporating Category II lighting, dado trunking and air-conditioning. Separate male and female WCs and a kitchen/staff area are also provided.

Accommodation

We have estimated that the premises extend to the following net internal areas:

	m ²	ft ²
Offices	154	1,658
Inner Warehouse	197	2,120
Main Warehouse	425	4,575
Total	776	8,353

Services

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

Rating Assessment

The premises have a Rateable Value of £36,000.

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 and B8 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 premises are available on a new Full Repairing and Insuring lease for a term of years to be agreed in multiples of 5 years.

Asking Rental

£50,000 per annum, exclusive.

Service Charge and Costs

A service charge is levied by the landlord to cover the cost of site maintenance. Further details available upon request.

Legal Fees

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

Energy Performance Certificate

Energy performance certificate (EPC)		
Unit ID Astra Business Centre, Longridge Road Roman Way PRESTON PR2 3AP	Energy rating C	Valid until: 24 October 2032 Certificate number: 2632-6763-1561-6227-4785
Property type	Offices and Workshop Businesses	
Total floor area	784 square metres	
Rules on letting this property		
Properties can be let if they have an energy rating from A+ to E.		
Energy efficiency rating for this property		
This property's current energy rating is C.		
How this property compares to others		
Properties similar to this one could have ratings:		
If newly built 71 A		
If typical of the existing stock 28 B		
Properties are given a rating from A+ (most efficient) to G (least efficient).		

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