Chartered Surveyors
Commercial Property Consultants
Valuers

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commercial property solutions

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
- Cheap rent
- Ample onsite parking
- Onsite security

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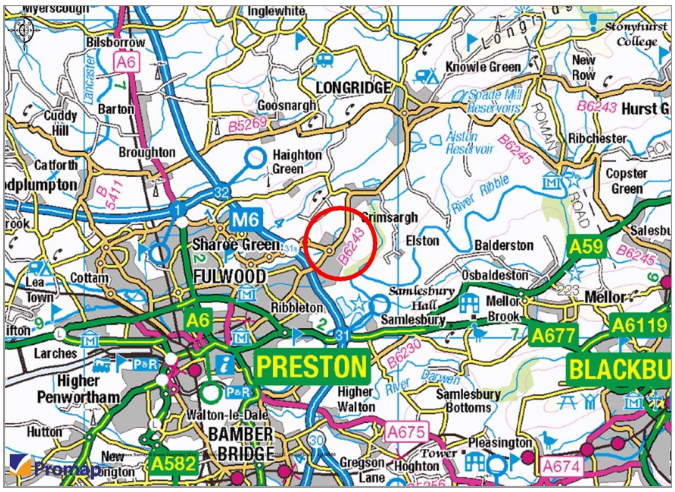


Location

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).

A very accessible location, 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

The subject property is a large single storey office building featuring a central atrium providing a bright and spacious working environment particularly suited to a call centre operation. The accommodation is predominantly open plan but has a range of cellular meeting rooms, staff breakout area, WC facilities, kitchen and reception area.

It is decorated to a high standard and incorporates suspended ceilings with LED strip lighting and is 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 benefits from mains electricity, gas, water and drainage. Heating to the unit is by way of a gas-fired warm air space heating system..

A 100 mbps fibre optic lease line is available into the suite, further information upon request.

Rating Assessment

The premises have a Rateable Value of £24,500.

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

Planning

It is understood the premises benefit from an established use within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

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

Terms

Available on an Internal Repairing and Insuring (IRI) lease for a term of years to be agreed.

Rental

£7.00 per sq ft.

Service Charge and Costs

A service charge is levied by the Landlord to cover the cost of site and premises maintenance and utilities.

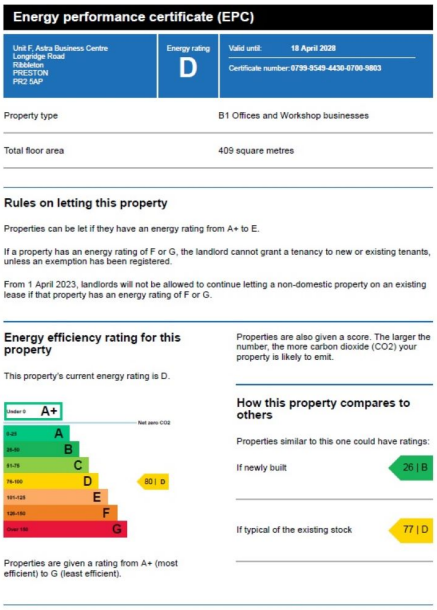
Heating, water, electric and insurance costs are charged separately.

Further details 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 F, Astra Business Centre
Longridge Road
Ribbleton
PRESTON
PR2 5AP

Energy rating: D

Valid until: 18 April 2028

Certificate number: 0799-9549-4430-0700-9803

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.

Under 0 A+ — Net zero CO2
0-20 A
21-38 B
39-54 C
55-68 D — 80 | D
69-80 E
81-91 F
92-100 G

Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 26 | B

If typical of the existing stock: 77 | D

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: preston@eckersleyproperty.co.uk

Eckersley for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) The particulars are set out as a general outline only for the guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for the use and occupation, and other details are given in good faith but without responsibility and intending 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 correctness of them. iii) No person in the employment of Eckersley has any authority to make or give any representation or warranty whatever in relation to this property.

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