

Our Ref MAC/CF/11140

Date As postmark

SUBJECT TO CONTRACT

Dear Sir/Madam

WEST STRAND BUSINESS PARK, PRESTON

We are pleased to present details of the remaining office accommodation at West Strand Business Park which is situated close to Preston City Centre adjacent to the Total Fitness Leisure Centre and within a 2 minute walk of the City Park & Ride facility. Nearby occupiers include Lancashire Care NHS Trust, ATOS IT Services UK Limited and Countrywide Assured plc.

Office	Floor area	Rent per annum	Car Parking
Building 1			
Ground floor:	552 m ² (5,940 ft ²)	Whole building £187,320 per annum (£10.50 per ft ²) Subject to specification	54 spaces
First floor:	552 m ² (5,940 ft ²)		
Second floor:	552 m ² (5,940 ft ²)		
Total:	1,657 m² (17,840 ft²)		
Building 4			
Ground floor:	470 m ² (5,059 ft ²)	£55,649 per annum	11 spaces
First floor:	LET	LET	LET
Second floor:	475 m ² (5,103 ft ²)	£56,133 per annum	11 spaces
Total:	945 m² (10,162 ft²)	£111,782 per annum	22 spaces
Additional Charges:			
Service charge, insurance, Business Rates, Utilities and VAT			

Should you require further information or should you wish to view the office suites, please do not hesitate to contact either myself or Harry Holden.

Yours faithfully



Mark Clarkson MRICS
Eckersley