



TO LET UNIT 3 ASTRA BUSINESS CENTRE ROMAN WAY INDUSTRIAL ESTATE PRESTON PR2 5AP

2,950 ft² / 274 m² single storey warehouse/light industrial unit with extensive yard and car parking to be fully refurbished prior to occupation.

- Situated within the successful Astra Business Centre which occupies a fully secure site.
- Close to junction 31A of the M6 motorway.
- Neighbouring occupiers include Booths Supermarkets Head Office, Menzies Distribution and James Hall Spar Distributors.

**Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
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Location

Situated within one mile of junction 31A of the M6 motorway, the M55, M61 and M65 motorways are within easy reach providing access throughout the North West.

The Astra Business Centre is situated at the entrance to the Roman Way Industrial Estate immediately off Longridge Road (B6243).

Description

A steel portal frame warehouse/light industrial unit with extensive yard area and car parking facilities.

Prior to occupation, the premises are to be fully refurbished. Office and kitchen facilities can be tailored to suit tenant's specific requirements.

Accommodation

The gross internal floor area extends to approximately 2,950 ft²/214 m² with internal dimensions 50' wide x 59' deep.

Constructed on a steel portal frame with an internal eaves of approximately 18'9/5.7 m.

The unit has the benefit of a large up and over loading door together with personnel door.

Assessment

The unit is entered on the rating list at a rateable value of £10,000.

Rates payable 2017/2018: 47.9p in the £

Small business relief may be available.

Services

Gas fired heating is provided together with a substantial 3 phase power supply.

Service Charge

A service charge of 45p per sq ft is collected by the owners of the estate to cover the cost of external maintenance and is subject to annual RPI revision.

In addition, tenants are responsible for a proportion of the insurance and heating costs.

EPC

A copy of the EPC is available from the agent.

Lease

The unit is available on a lease to be agreed. Leases for less than five years will be contracted outside the Landlord and Tenants Act 1954, over five years will be within the Act.

The lease will be on effective full repairing and insuring terms by way of service charge with the tenant responsible for internal repairs and decoration.

Rental

£14,000 per annum, exclusive of rates and service charge, payable quarterly in advance by standing order.

VAT

VAT is payable upon rental and service charge at the prevailing rate.

Legal Costs

Each party is to be responsible for its own legal costs involved in the transaction.

Viewing

Strictly by appointment through the joint agents HDAK, tel: 01772 652652 or e-mail: reception@hdak.co.uk or Mark Clarkson at Eckersley tel: 01772 883388.