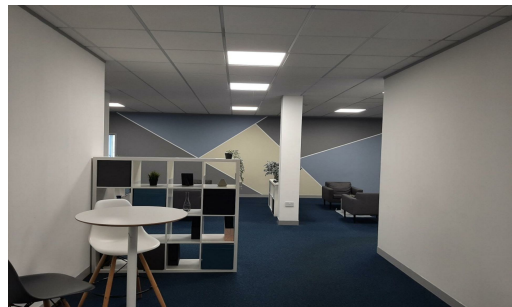
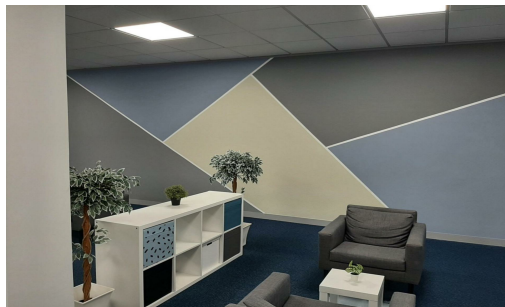


Office Space, Bizspace Preston, Preston Technology Centre, Marsh Lane, Preston,  
PR1 8UQ

**TO LET**



**TO LET**

Use - Office

Size - 432 - 572 Sq ft

Rent - From £480 per annum

- OFFICE / BUSINESS CENTRE
- Close to Preston City Centre
- Good access to the national motorway network
- Flexible lease terms and competitive rental



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

# Office Space, Bizspace Preston, Preston Technology Centre, Marsh Lane, Preston, PR1 8UQ

## Location

The property is located on Marsh Lane just 0.5 miles from Preston City Centre.

Preston railway station is just a 13 minute walk and Lostock Hall station is 2.8 miles away from the business park. There is also easy access to the M6 motorway via junction 31.

## Description

Preston Technology Centre is a two storey building offering a range of office suites from 418 sq.ft.

It benefits from an on site receptionist, ample on site parking and 2 meeting rooms available to hire.

## Accommodation

The current availability is as follows:

Office	Size	Rental (per month)
F18	432 sq.ft	£890+VAT
F21	557 sq.ft	£990 +VAT
F22	572 sq.ft	£1,060 + VAT

The rent is inclusive of service charge and insurance.

## Rental

From £480 per annum

## Lease Terms

The suites are available by way of flexible easy in, easy out tenancy agreements for a minimum period of 12 months.

## Rating

It is understood that the majority of the suites benefit from small business rate relief and therefore no rates will be payable for eligible businesses.

## VAT

VAT may be applicable to figures quoted in these details

## Services

All mains services are available to the site

## EPC

An EPC is available on request

## Viewing

Strictly through agents  
Taylor Weaver  
(Rebecca Weaver)  
01257 204900

