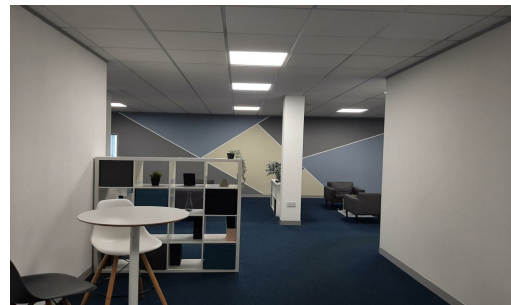
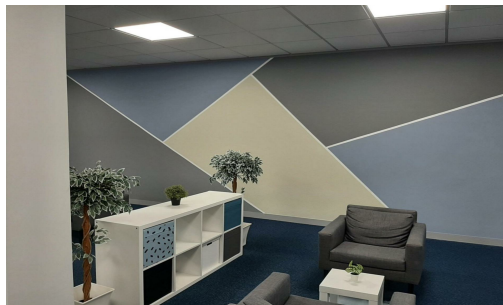


Office Space, Bizspace Preston, Preston Technology Centre, Marsh Lane, Preston,  
PR1 8UQ

**TO LET**



**TO LET**

Use - Office

Size - 220 - 418 Sq ft

Rent - From £580 per month

- 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)
F17	343 sq.ft	£690.00
F24A	418 sq.ft	£850.00
F27A	220 sq.ft	£580.00
F27K	340 sq.ft	£790.00

The rent is inclusive of service charge and insurance.

### Rental

From £580 per month

### 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

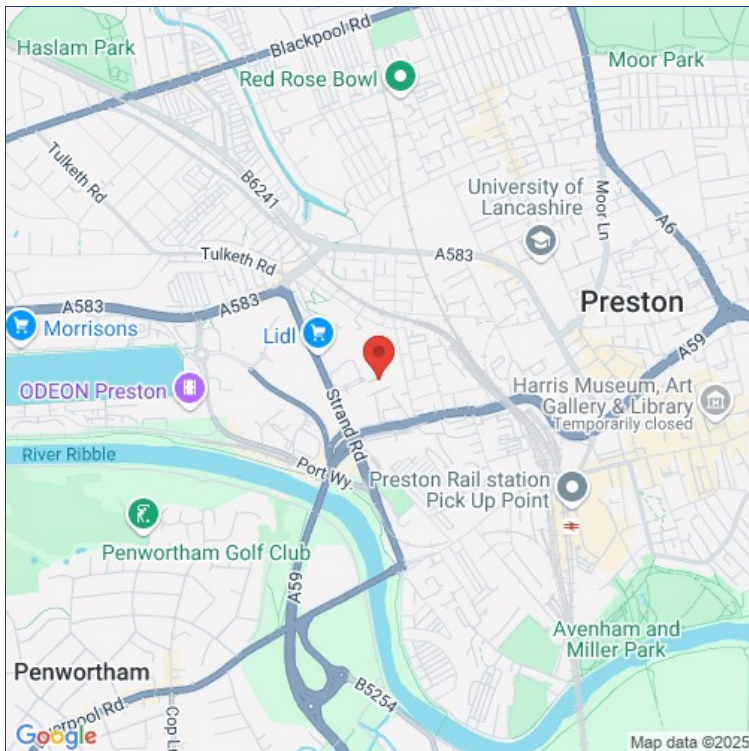
An EPC is available on request

### Viewing

Strictly through agents

Taylor Weaver  
(Rebecca Weaver)  
01257 204900

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



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

Telephone: 01257 204900



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

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.