

TO LET

M6 Junction 31A

Longridge Road, Preston PR2 5BQ,

**NEW AIR CONDITIONED OFFICES
WITH EXTENSIVE ON-SITE CAR PARKING**

From 3,875 sq ft (360 sq m)
to 7,750 sq ft (720 sq m)



Location

Citygate can be found at Junction 31A of the M6 fronting the B6243 Longridge Road, approximately 3 miles north of Preston City centre, with access to the extensive motorway network and benefiting from the new Park & Ride scheme.

Nearby occupiers include Lancashire County Council, Business Link, Booths HQ, Mondi, Interlink, Volkswagen and SPAR.

typical floor plan



Description

Attractive and new high specification detached office building providing the following:-

- Air conditioning
- Full raised floor access and quality carpet
- Suspended ceiling incorporating recessed lighting
- Monitored security cameras
- Double glazing
- DDA compliant
- Lift
- Male, female, Disabled WCs
- Kitchenette
- 25 car parking spaces (scope for more)

Accommodation

3,875 - 7,750sq.ft (360-720sq.m) approx. net internal

Terms/Rental

The building is available as a whole or in separate floors as above by way of a new lease, terms to be agreed. Full details from the joint agents

Viewing

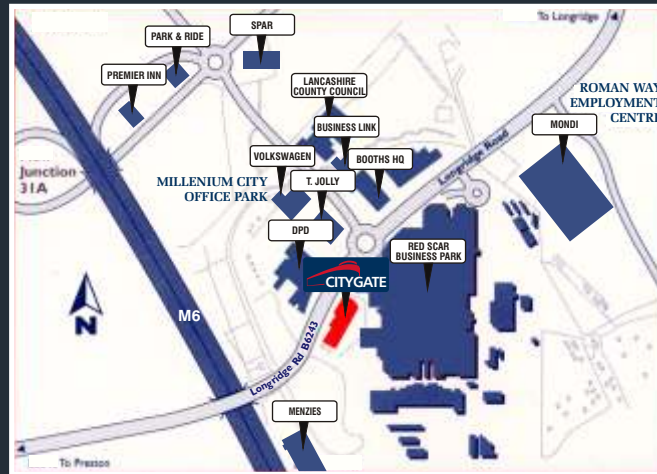
By appointment with the joint agents



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Misrepresentation act

The Agents for themselves and for the owners of CITYGATE give notice that (1) the particulars are produced in good faith and are set out as a general guide only and do not constitute part of a Contract or Lease (2) no person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to the property.

