



## 8-10 Rough Hey Industrial Estate Rough Hey Road

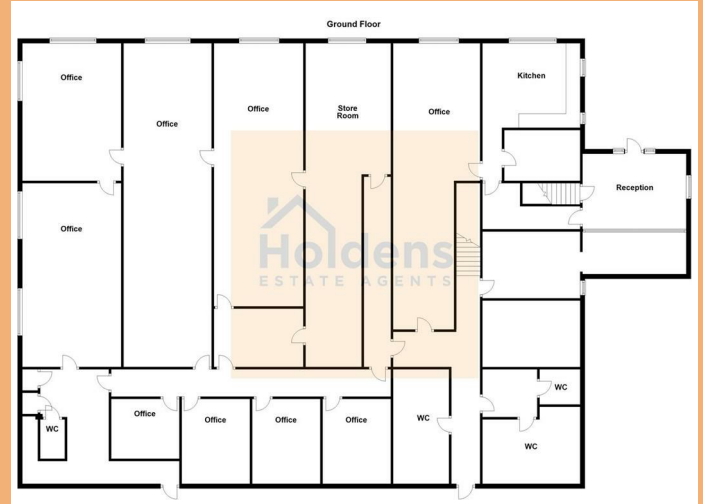
Ribbleton, Preston, PR2 5AR

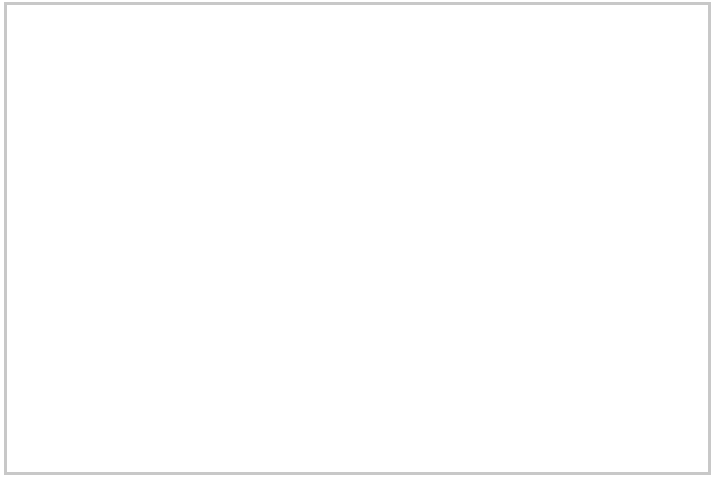
**£1,695 Per Month**

Rowan House can be found on Rough Hey Industrial Estate. Offering various-sized office's to rent out. Would suit a large business that needs lots of office space or smaller businesses that just need one or two offices. Rowan House is just minutes from the M6, it is located in a highly attractive area for commercial companies - and the site benefits from a premium high-traffic plot, increasing awareness of the location for all tenants.

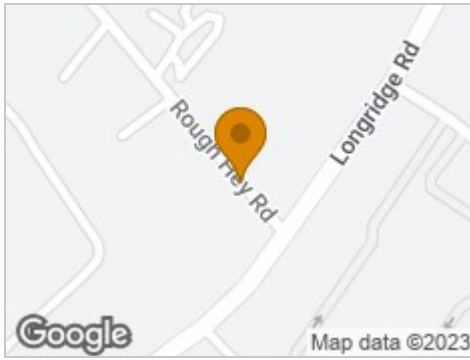
Rowan House offers communal Reception area, kitchen and WC's. The office space comes with 16 parking spaces, cat 5 wiring, internet and heating included in the rent. There is a store room and further office available subject to terms if needed and changes can be made for the right tenant. Rowan House is within half a mile of local amenities including a petrol station, Starbucks, a nursery and much more.







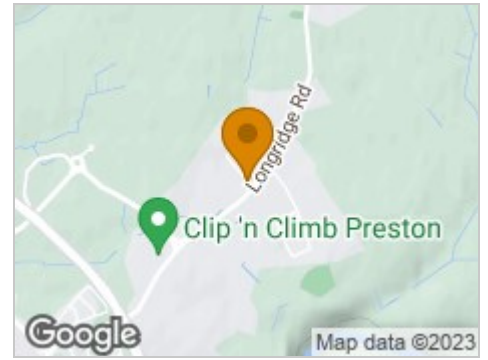
## Road Map



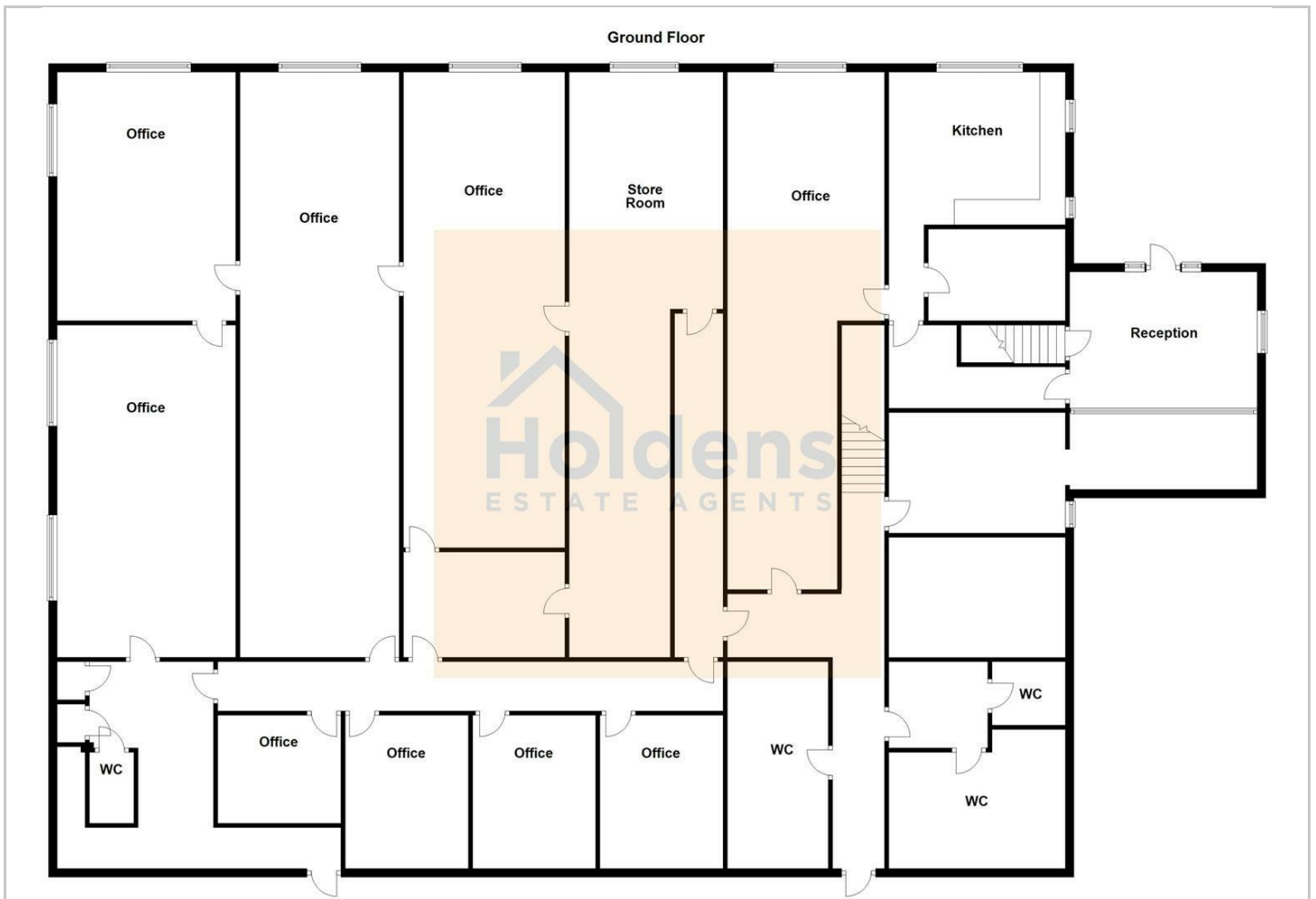
## Hybrid Map



## Terrain Map



## Floor Plan



## Viewing

Please contact our Longridge Office on 01772 233380 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



### **Misdescriptions Act**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

66 Derby Road, Longridge, Preston, PR3 3FE  
Tel: 01772 233380 Email: longridge@holdens.co.uk www.holdens.co.uk