



**Office 2 Jepps Lane, Preston, PR3 5AQ**

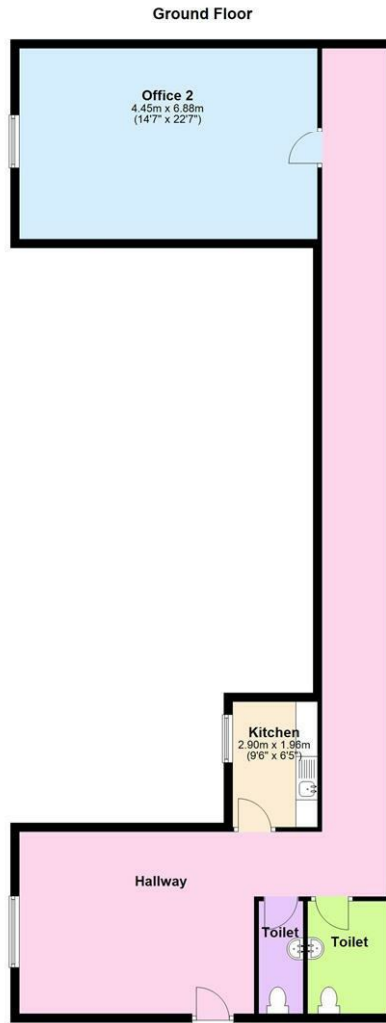
**£400**

This spacious modern office, covering approximately 330sq ft, offers a bright and professional workspace in fantastic condition throughout. Situated in a peaceful rural location, it provides an ideal setting for businesses seeking a balance of tranquility and accessibility.

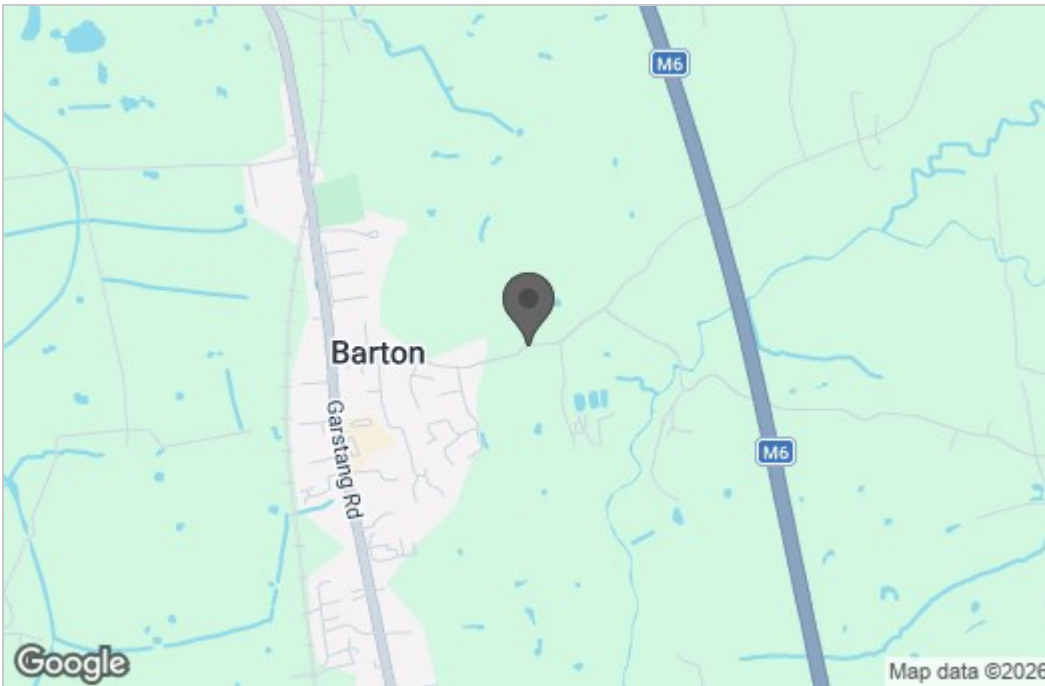
The office is part of a contemporary building with high-quality finishes, generous open-plan areas, and flexible layouts to suit your business needs. Each of the main rooms benefits from air conditioning and heating, ensuring comfort all year round. Smaller units are also available for those requiring less space. Allocated parking is provided on-site, and excellent transport links make commuting straightforward while maintaining a serene working environment away from the hustle and bustle.

Available immediately on a minimum 12-month term. If you have any questions or would like to arrange a viewing, please get in touch.

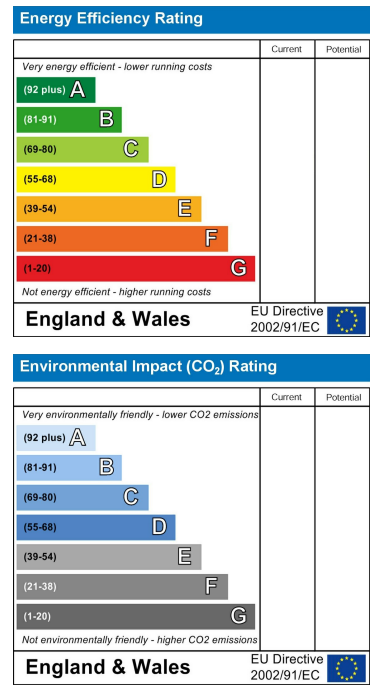
# Floor Plan



# Area Map



# Energy Efficiency Graph



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.