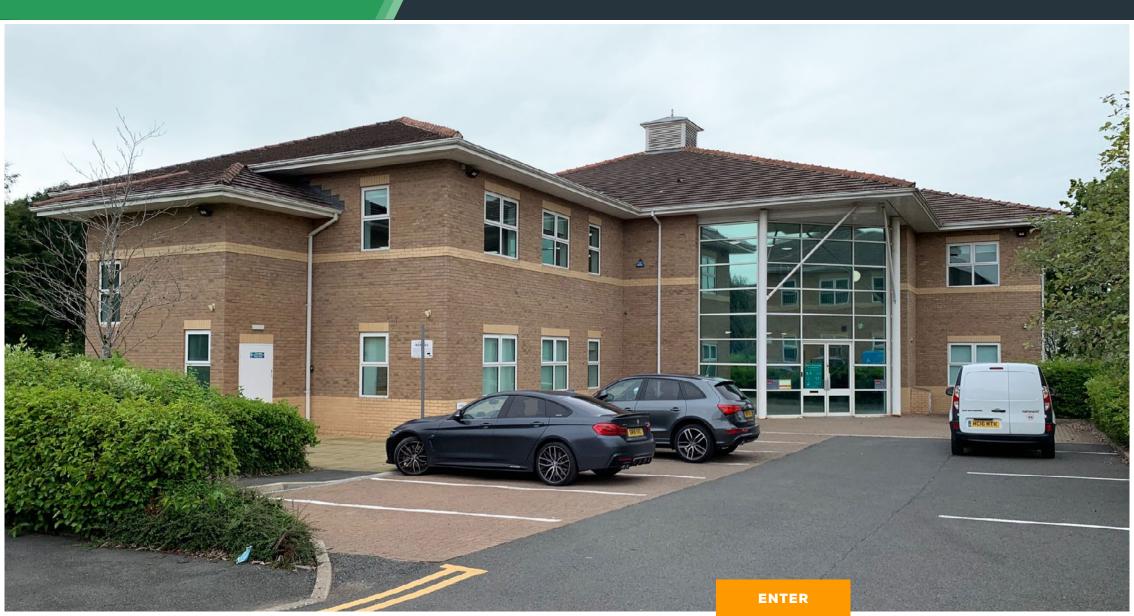
TO LET

MODERN TWO STOREY OFFICE PREMISES 10,793 SQ FT (1,002.7 SQ M)

WITH EXCELLENT PARKING



HOME

LOCATION

DESCRIPTION

AERIAL

GALLERY

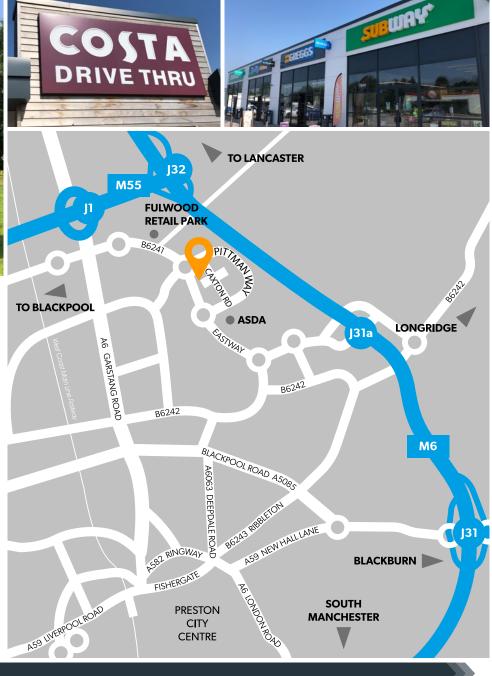
FURTHER INFO





Fulwood Office Park is located on Caxton Way, a short distance from the B6241, Eastway. Eastway is the main spine road offering easy access to junctions 31a/32 of the M6 and Junction 1 of the M55 motorway, which in turn provides excellent access to the national motorway network.

Fulwood Office Park and the wider Preston North Employment Area, is a mixed commercial and office location which has been developed over the last 25 years and is home to a combination of large PLC and regional businesses together with public sector bodies and sole traders. Nearby occupiers include Asda Supermarket, Royal Mail, Aldi and Homeserve. Fulwood Central Retail Park is located a very short walk from the subject premises.















HOME

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FURTHER INFO

The property comprises a detached, two-storey purpose built modern office building, constructed in 2001, of block construction under a pitched, tiled roof.



- Predominantly open plan space with partial private offices
- Kitchen/canteen area
- Raised access flooring
- Additional small, second floor storage/plant room
- Suspended ceilings throughout incorporating LED lighting
- Approximately 61 parking spaces

- Landscaped site
- Passenger lift
- Carpeted floors
- External cycle rack
- WCs on both floors
- Air conditioned

















HOME

LOCATION

DESCRIPTION

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GALLERY

FURTHER INFO



HOME

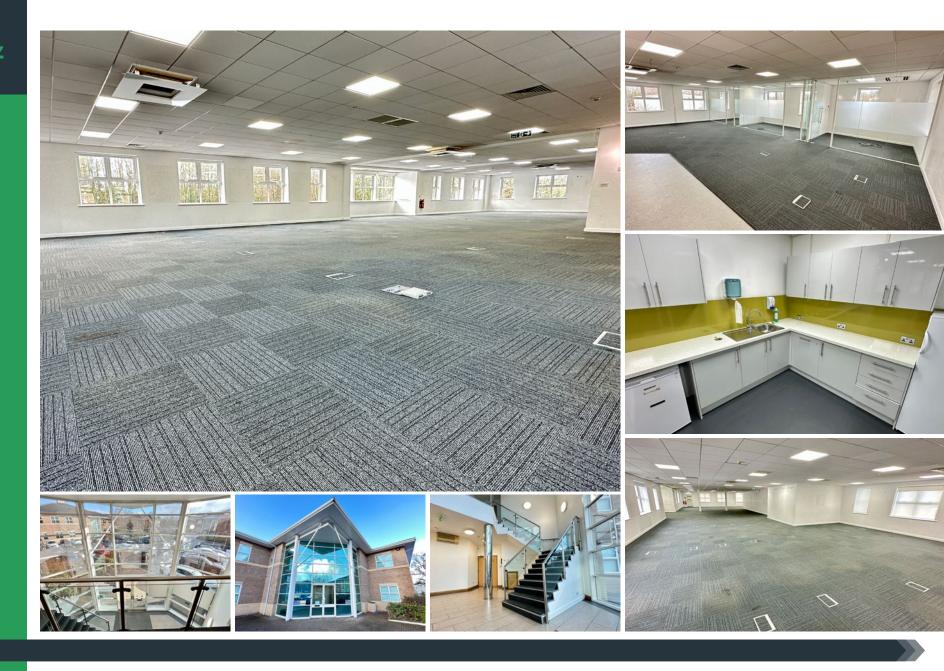
LOCATION

DESCRIPTION

AERIAL

GALLERY

FURTHER INFO



HOME

LOCATION

DESCRIPTION

AERIAL

GALLERY

FURTHER INFO

TERMS

The property is available to lease as a whole on terms to be agreed.

RENTAL

£12 psf exclusive.

RATES

The current rateable value is £110,000 reducing to £87,000 from 1st April 2023.

VAT

The property has been elected for VAT and therefore VAT will be payable.

EPC

A full report is available upon request.

ENQUIRIES

Via sole letting agents: Eckersley

Harry Holden

hjh@eckersleyproperty.co.uk 01772 272745

Mark Clarkson

mac@eckersleyproperty.co.uk 01772 272743



MISREPRESENTATION ACT 1967 (Conditions under which particulars are issued.) The joint agents for themselves and the vendors lessors of this property whose Agents they are given notice that these particulars do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property are made without responsibility and are not to be relied on as statements or representatives of fact and that they do not make or give any representation or warranty whatsoever in relation to this property. Any intending purchaser/ lessees must satisfy themselves by inspection or otherwise as to correctness of each of the statements contained in these particulars. January 2023. RBBCO 0161 833 0555, www.richardbarber.co.uk

