

UNIT B FULWOOD
OFFICE PARK,
PRESTON **PR2 9NZ**

FOR SALE

MODERN PARTIALLY LET OFFICE INVESTMENT
10,794 SQ FT (1,003 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.





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

The accommodation extends over two floors and benefits from the following specification:

- **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**
- **Asset management potential**
- **Suitable for owner occupiers (of part)**
- **Landscaped site**
- **Passenger lift**
- **Carpeted throughout**
- **External cycle rack**
- **WCs on both floors**
- **Air conditioned**



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PLANNING

It is understood the premises benefit from an established use within Class E of the Town and Country Planning (Use Classes Order) 1987 (As Amended).

Interested parties should make their own separate enquiries of the planning department at Preston City Council.

TENURE

Freehold, subject to occupational lease of part.

TENANCY

The ground floor is let on an effective full repairing and insuring (FRI) lease to Lancashire and South Cumbria NHS Foundation Trust for a term of 5 years w.e.f. the 9th February 2024. There is an open market rent review on the third anniversary of the lease term.

The current passing rent is £33,750 per annum rising to £67,500 per annum on the 9th August 2025, reflecting M&E works undertaken at the premises by the Tenant. Subject to timing, the Landlord can top up the rent by agreement.

The First Floor is currently vacant.

ASKING PRICE

£1,350,000 exclusive of VAT, representing a net initial yield of 9.44%, assuming an ERV of £67,500 per annum exclusive for the first floor and purchaser costs of 5.97%.

VAT

The property is elected for VAT and it is the intention to treat this transaction as a Transfer of a Going Concern (TOGC).

EPC

Energy Performance Certificates are available upon request.

ENQUIRIES

Via the sole agents:



Harry Holden

hjh@eckersleyproperty.co.uk
01772 272745

Mark Clarkson

mac@eckersleyproperty.co.uk
01772 272743

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