

Chartered Surveyors  
Commercial Property Consultants  
Valuers

**eckersley**  
commercial property solutions

**TO  
LET**



## FIRST FLOOR OFFICE SUITE

215.7 m<sup>2</sup> ( 2,322 ft<sup>2</sup> ) — 441.5 m<sup>2</sup> ( 4,753 ft<sup>2</sup> )

**8 Fulwood Park  
Caxton Road  
Fulwood  
Preston  
PR2 9ZB**

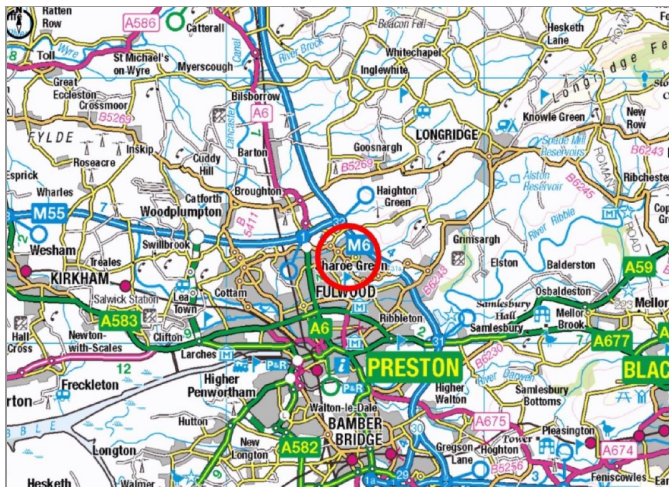
- Modern office suite
- Excellent access to M6 and M55
- Air-conditioned
- Attractive glazed entrance and stairwell
- Secure parking
- Suite can be sub-divided

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)



**Preston office** T | 01772 883388  
25A Winckley Square E | preston@eckersleyproperty.co.uk  
Preston  
PR1 3JJ

**Lancaster office** T | 01524 60524  
76 Church St E | lancaster@eckersleyproperty.co.uk  
Lancaster  
LA1 1ET



## Location

The property is situated within the highly successful Fulwood Business Park which forms part of the popular North Preston Employment Area.

Unit 8 is set back off Caxton Way which leads to Eastway providing access in to Preston City Centre 3 miles to the south. Junction 1 of the M55 and Junction 31a of the M6 motorways are each within 1 mile.

## Description

The premises comprise a first-floor suite within a 3-storey office block of traditional brick construction beneath a pitched roof.

Access is provided via an attractive glazed entrance and stairwell, with a lift also available.

The suite is predominantly open plan, offering a staff breakout area and partitioned managers' office/meeting rooms. It benefits from the following:

- Suspended ceiling
- LED lighting
- Raised access floors
- Carpeting
- Heating and cooling system
- Glazing providing ample natural light
- Allocated car parking spaces

The suite can be reconfigured/sub-divided to suit occupational requirements.

## Accommodation

The offices extend to an approximate net internal area of:

	m <sup>2</sup>	ft <sup>2</sup>
Suite 1	215.7	2,322
Suite 2	225.8	2,431
<b>Total</b>	<b>441.5</b>	<b>4,753</b>

## Services

We understand that the premises benefit from mains electricity, gas and water.

## Rating Assessment

The office suite is yet to be separately assessed.

Interested parties should make their own enquiries of Preston City Council ([www.preston.gov.uk](http://www.preston.gov.uk)).

## Planning

The property has an established use within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries of the Preston City Council ([www.preston.gov.uk](http://www.preston.gov.uk)).

## Tenure

Available by way of a sub-lease for a term of years to be agreed.

## Rental

£12.50 per sq ft.

## Service Charge

A service charge is levied for the upkeep and maintenance of the building, common areas and the wider estate.

## Photographs and Plans

All photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

## Energy Performance Certificate

Direct Validation Services Unit 8 Fulwood Park, Caxton Road Fulwood PRESTON PR2 9NZ	Energy rating <b>C</b>	Valid until 6 September 2026 Certificate number: 0610-9904-0308-2676-7000
---	---------------------------	---

Property type	B1 Offices and Workshop businesses
Total floor area	1,511 square metres

### Rules on letting this property

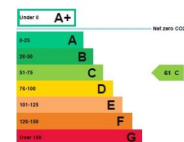
Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



## VAT

All figures quoted are exclusive of, but may be liable to, VAT at the standard rate.

## Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

## Enquiries

Via the sole letting agents:

**Eckersley**

Telephone: 01772 883388

Contact: Harry Holden

Email: [preston@eckersleyproperty.co.uk](mailto:preston@eckersleyproperty.co.uk)