



## Office Space Availability

No. 3 Fulwood, 3 Caxton Road, Preston, PR2 9ZZ [no3@wrkspace.co.uk](mailto:no3@wrkspace.co.uk) |  
01772 342950 | [www.wrkspace.co.uk](http://www.wrkspace.co.uk)

### Services we offer

|  |   |   |   |   |   |   |   |   |  |
|--|---|---|---|---|---|---|---|---|--|
|           |                          |  |  |                                        |    |                                    |  |  |                             |
| <b>Fully Furnished</b><br>Our offices come fully furnished with locally sourced furniture. | <b>Inclusive Pricing</b><br>Rental includes, utilities, facilities, maintenance, and buildings insurance. | <b>Customer Service</b><br>A dedicated on-site customer service team.             | <b>Meeting Room Hire</b><br>8-hour free meeting room usage per month.             | <b>Cleaning</b><br>Communal area cleaning is included in your rental and office cleaning is available at an extra cost. | <b>Advanced Telephony</b><br>Integrated telephony systems providing a variety of advanced calling solutions at low rates. | <b>Parking</b><br>Onsite parking available subject to availability and guaranteed parking is available at a charge. | <b>Kitchens</b><br>Fully equipped on site kitchen is provided.                      | <b>Dedicated Internet</b><br>Each office has a dedicated internet connection.       | <b>Admin Services</b><br>We can take care of your postal, printing, and copying requirements at an extra cost. |

### Availability –September 2025

| Room      | Size                  | No of Persons          | Available |
|-----------|-----------------------|------------------------|-----------|
| Office 10 | 179 SQFT –16.63 SQM   | 3 or more workstations | Now       |
| Office 47 | 136.5 SQFT –12.68 SQM | 2 or more workstations | Now       |
| Office 44 | 251 SQFT –23.32 SQM   | 3 or more workstations | Now       |

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