



7 FULWOOD PARK



From 3,530 sq.ft.

Part Ground Floor Office Accommodation

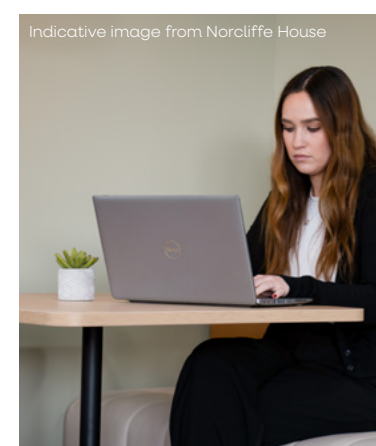
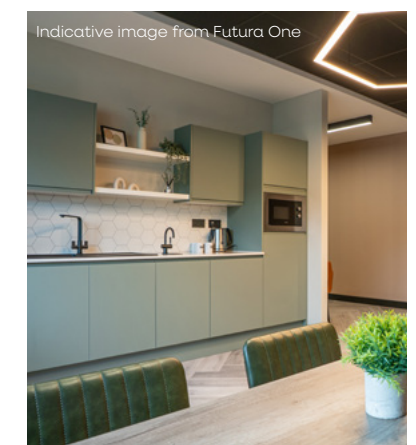
Environment and Amenities – Fulwood Business Park offers an exceptional professional setting within landscaped surroundings, conveniently located close to ASDA.

Transport Links – Excellent connectivity via road with the M6, M61, M65 and M55 Motorways, all easily accessible and within 4 miles, in addition to the national rail links provided from Preston railway station.

Local Economy – Preston is the third largest City in the north west and is the principal administrative focus for the Lancashire region.

Specification – High quality office specification incorporating suspended ceilings with LED lighting and air-conditioning throughout.

Accommodation – The building provides a total of 31,180 sq ft across flexible floorplates and on-site parking.



THE BUILDING

A detached 2-storey pavilion style office completed in 2004.

The building is constructed of brick elevations alongside full height feature glazing to the atrium and office areas, under a pitched tiled roof.

The building specification comprises of:

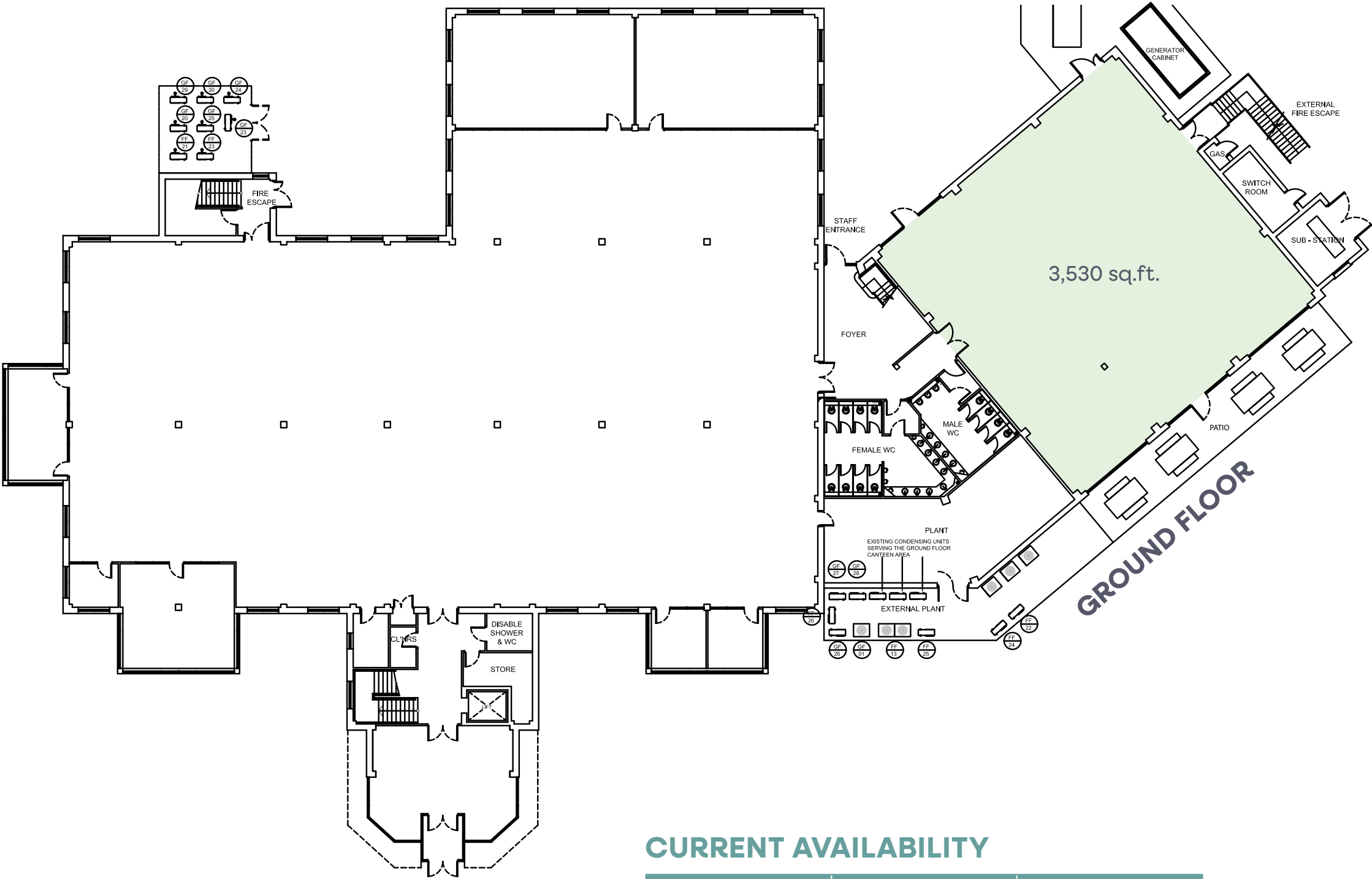
 Suspended ceiling with recessed LED lighting

 Air Conditioning

 Double glazed aluminium windows

 Outdoor Patio

Externally there is an abundance of car parking (approx. 1:188 sq ft) provided within a high quality landscaped environment with barrier access securing the car park.



CURRENT AVAILABILITY

UNIT	SQ. FT.	SQ. M.
GROUND	3,530	328

 Available



7 FULWOOD PARK

- 01 Alsico
- 02 BT
- 03 Arco
- 04 Zebra
- 05 GymWorks
- 06 Lancashire Post
- 07 British Red Cross
- 08 Royal Mail
- 09 Xchanging
- 10 NHS
- 11 Highways England
- 12 KM
- 13 Polar Speed
- 14 ASDA
- 15 McDonalds
- 16 Broughton Business Park



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

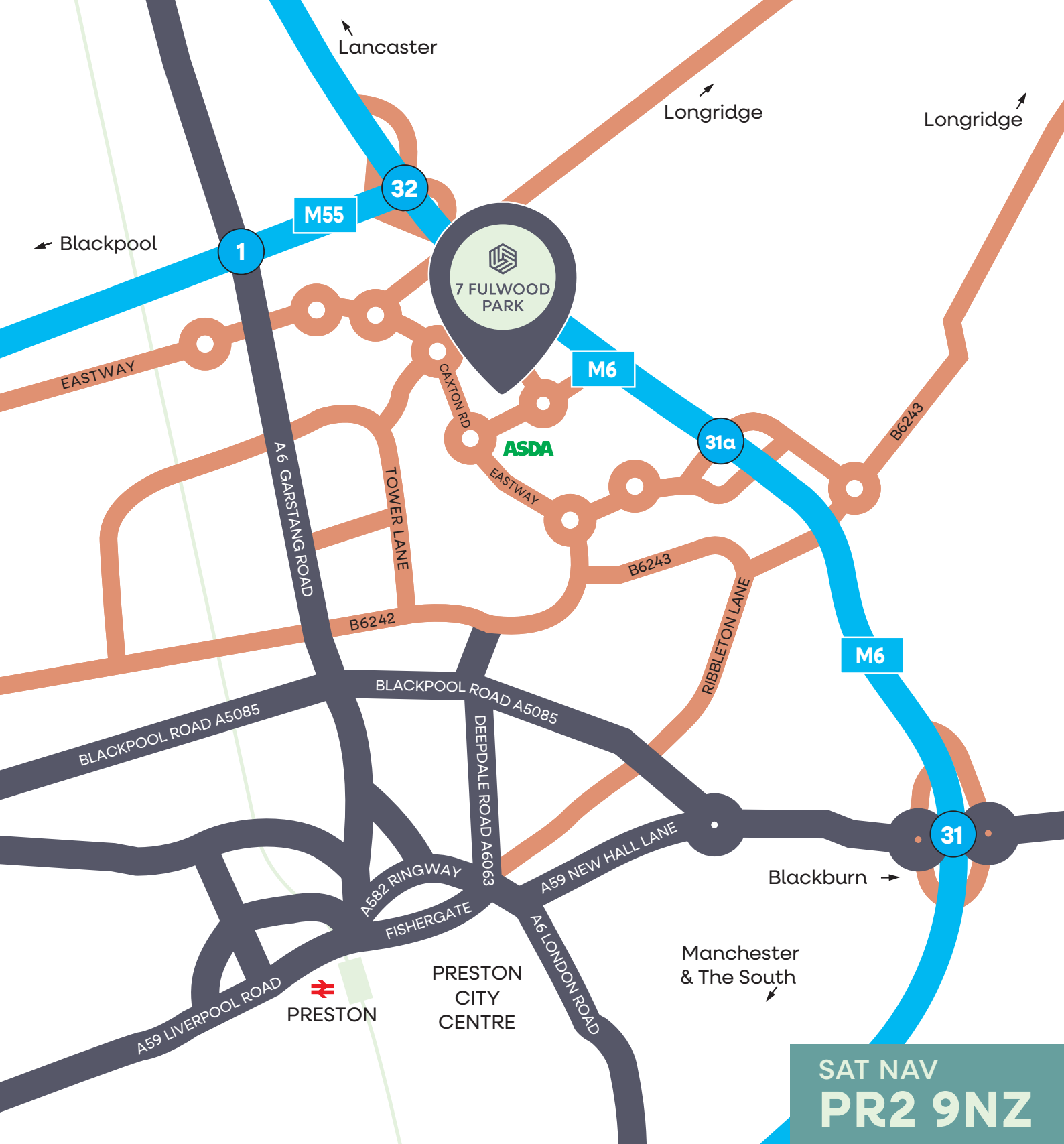
The Park has been expanded over a number of phases and now provides 600,000 sq. ft. of modern, high specification office buildings across a range of sizes.

Unit 7 enjoys a prominent position fronting onto Caxton Way, which in turn leads to Eastway providing access to Preston City Centre 3 miles to the south. Junction 1 of the M55 and Junction 31(A) of the M6 Motorways are each within 1 mile.

TRAIN TRAVEL TIMES

Preston railway station is located on the West Coast Main Line.

LONDON EUSTON	2hr 9mins
EDINBURGH	2hr 29mins
MANCHESTER PICADILLY	40 mins



Images are for illustrative purposes only and may not represent the exact office space available.

Developer reserves the right to change the scheme in the future. However, the Vendors / Lessors and Agents of intended as a general outline only, for the guidance of prospective purchasers or tenants, and do not constitute the whole or any part of an offer or contract. (2) They cannot guarantee the accuracy of any description, dimension or other details contained in these Particulars and prospective purchasers or tenants should not rely on them as statements of fact or representation, but must satisfy themselves as to the accuracy of such details. (3) No employee of the Agents has any authority to make or give any representation or warranty, or enter into any contract whatsoever in relation to the property (0725)