



No. **5**

Fulwood Business Park,
Caxton Road,
Fulwood PR2 9NZ

TO LET

First floor office suite

2,675 – 5,350 sq ft

With 23 car parking spaces

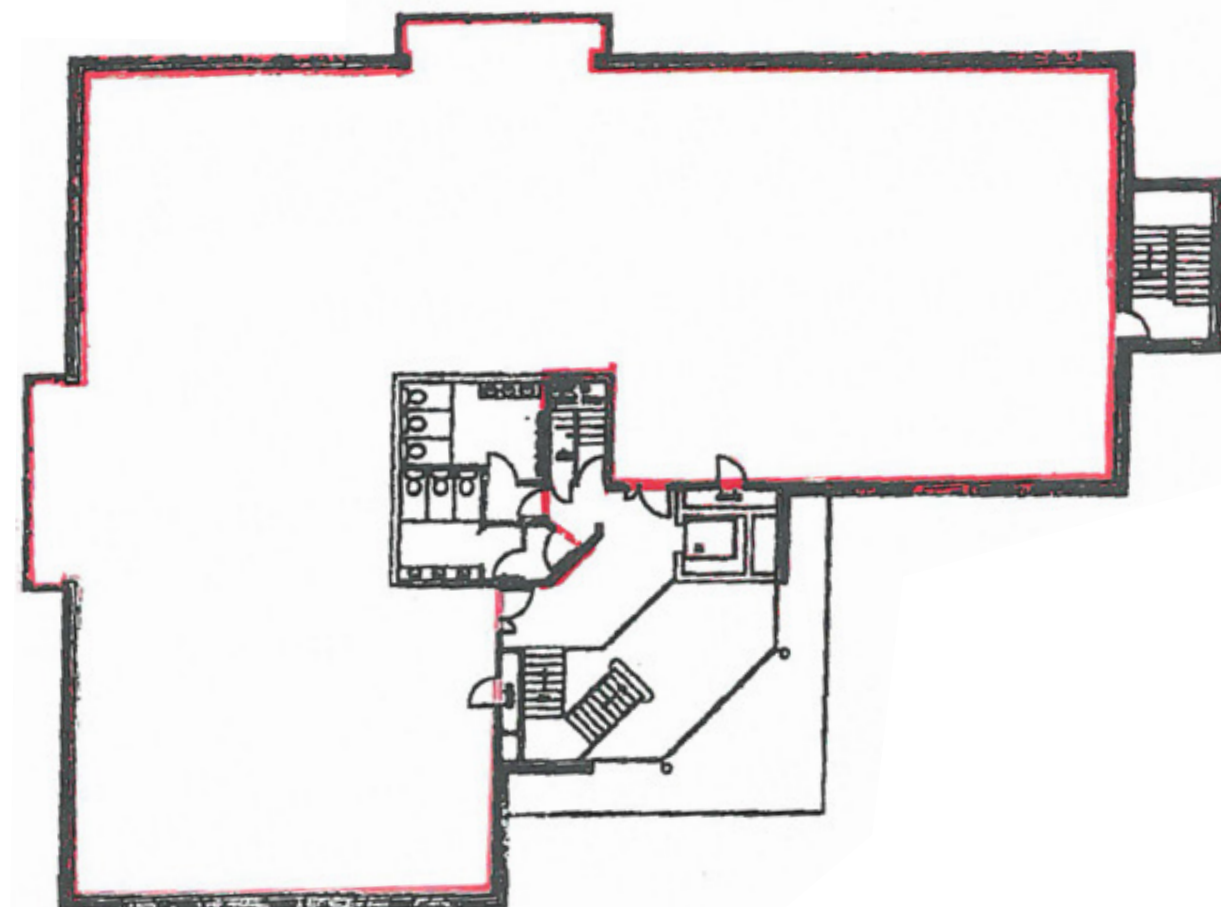
LOCATION

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 where it's occupiers include Costa, Subway, Greggs, Burger King & B & M Bargains.



FIRST FLOOR PLAN



DESCRIPTION

The offices comprise the first floor of Unit 5 which is a high specification, purpose built, brick built office under a pitched tiled roof.

The accommodation offers the following features:

- Double glazed throughout
- Suspended ceiling
- Category II lighting
- Raised cable access floors
- Open plan and cellular offices
- Kitchen & WC facilities
- 23 car parking spaces

ACCOMMODATION

First floor office suite – 2,675 – 5,350 sq ft.



FURTHER INFORMATION

TERMS

The property is available by way of a new full repairing lease with terms to be agreed.

RENTAL

From £11 per sq ft (exc.).

SERVICE CHARGE

A modest service charge is levied for the repair and maintenance of the common areas of the development and the building.

RATES

R.V. £55,000 (2017 list) Estimated Rates Payable £28,160 (2021/22).

VAT

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

LEGAL FEES

Each party to be responsible for its own legal costs in connection with the transaction.

CONTACT

For more information, please contact the agents:

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