



To Let

Fulwood Business Park provides modern fitted a secure and high quality landscaped environment.

- Open plan and cellular offices
- Kitchen & WC Facilities
- Suspended ceiling
- Raised access flooring
- EPC B

Units 5, Fulwood Office Park

Fulwood Park, Caxton Road, Preston, PR2 9NZ

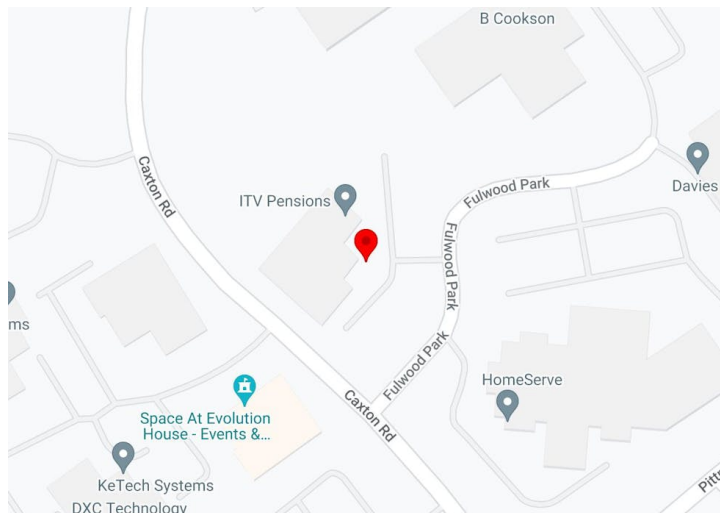
2,852 sq ft

264.96 sq m

Reference: #154638

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Summary

Available Size	2,852 sq ft / 264.96 sq m
Rent	£11 per sq ft
Rates Payable	£5.02 per sq ft
Service Charge	£4.35 per sq ft TBC
EPC	Upon enquiry

Description

Modern first floor office suite situated within a popular and well established business park location

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.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
1st - Floor	2,675	248.52
Ground - Part g floor	2,852	264.96

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