

**UNIT B** FULWOOD  
OFFICE PARK,  
PRESTON **PR2 9NZ**

**TO LET**

MODERN FIRST FLOOR OFFICE  
PREMISES **5,397 SQ FT** (501.35 SQ M)  
WITH EXCELLENT PARKING



**ENTER**

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HOME

LOCATION

DESCRIPTION

AERIAL

GALLERY

FURTHER INFO



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.



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The property comprises a detached, two-storey purpose built modern office building, constructed in 2001, of block construction under a pitched, tiled roof.

**The accommodation extends over the first floor being accessed via an attractive shared entrance and benefits from the following specification:**

- **Predominantly open plan space with partial private offices**
- **Kitchen/canteen area**
- **Raised access flooring**
- **Suspended ceilings throughout incorporating LED lighting**
- **28 parking spaces with additional shared disabled bays'**
- **Landscaped site**
- **Passenger lift**
- **Carpeted floors**
- **External cycle rack**
- **WCs on both floors**
- **Air conditioned**



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## TERMS

The First Floor is available to lease as a whole on terms to be agreed.

## RENTAL

£12.50 psf exclusive.

## SERVICE CHARGE

A service charge will be levied for the upkeep and maintenance of the building's fabric and common areas, in addition to the wider estate.

## RATES

The First-Floor demise has a current rateable value of £49,250.

## VAT

The property has been elected for VAT and therefore VAT will be payable.

## EPC

A full report is available upon request.

## ENQUIRIES

Via sole letting agents:  
Eckersley

### Harry Holden

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01772 272745

### Mark Clarkson

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