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**TO
LET**



FIRST FLOOR OFFICE SUITE

445 m² (4,787 ft²)

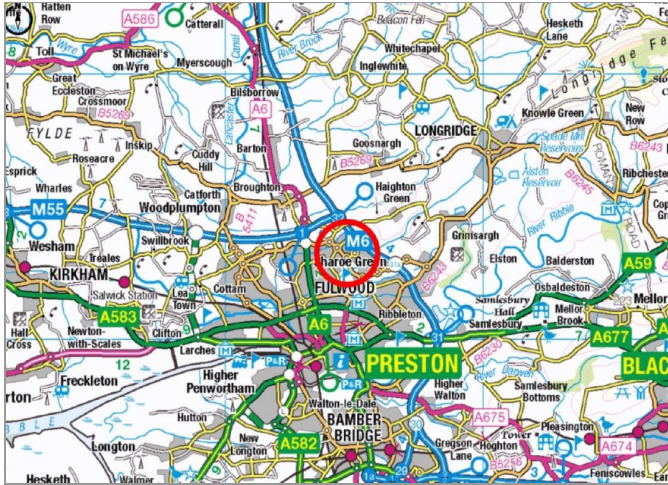
**8 Fulwood Park
Caxton Road
Fulwood
Preston
PR2 9ZB**

- Modern office suite
- Excellent access to M6 and M55
- Air-conditioned
- Attractive glazed entrance and stairwell
- Secure parking

www.eckersleyproperty.co.uk

Preston office T | 01772 883388
 25A Winckley Square E | preston@eckersleyproperty.co.uk
 Preston
 PR1 3JJ

Lancaster office T | 01524 60524
 76 Church St E | lancaster@eckersleyproperty.co.uk
 Lancaster
 LA1 1ET



Location

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

Unit 8 is set back off Caxton Way which leads to Eastway providing access in to Preston City Centre 3 miles to the south. Junction 1 of the M55 and Junction 31a of the M6 motorways are each within 1 mile.

Description

The premises comprise a first-floor suite within a 3-storey office block of traditional brick construction beneath a pitched roof.

Access is provided via an attractive glazed entrance and stairwell, with a lift also available.

The suite is predominantly open plan, offering a staff breakout area and partitioned managers' office/meeting rooms. It benefits from the following:

- Suspended ceiling
- LED lighting
- Raised access floors
- Carpeting
- Heating and cooling system
- Glazing providing ample natural light
- Allocated car parking spaces

Accommodation

The office suite extends to an approximate net internal area of 445 m² (4,787 ft²).

Services

We understand that the premises benefit from mains electricity, gas and water.

Rating Assessment

The office suite is yet to be separately assessed.

Interested parties should make their own enquiries of Preston City Council (www.preston.gov.uk).

Planning

The property has an established use within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties should make their own enquiries of the Preston City Council (www.preston.gov.uk).

Tenure

Available by way of a sub-lease for a term of years to be agreed.

Rental

£12.50 per sq ft.

Service Charge

A service charge is levied for the upkeep and maintenance of the building, common areas and the wider estate.

Photographs and Plans

All photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

Energy Performance Certificate

Direct Validation Services Unit 8 Fulwood Park, Caxton Road Fulwood PRESTON PR2 9NZ	Energy rating C	Valid until 6 September 2028 Certificate number: 0610-5904-0308-2678-7000
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Property type	B1 Offices and Workshop businesses
Total floor area	1,511 square metres

Rules on letting this property

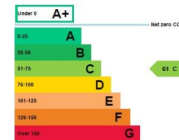
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



VAT

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

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Enquiries

Via the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: preston@eckersleyproperty.co.uk