

# To Let

1st Floor  
Unit 4 Fulwood Park  
Caxton Road North  
Preston PR2 9NZ

Grade A Office Accommodation

**350 sq m (3,770 sq ft)**



// Modern, extremely well appointed 1<sup>st</sup> floor office accommodation with excellent on site car parking

## Key Considerations



Established business park location



On site secure car parking



Readily accessible to both M6 & M55 motorways



Situated within secure landscaped grounds



Easy access to local amenities

# Location

Fulwood Park is located within the North Preston Employment area, an environment of similar office and business users. The employment area is approximately 3 miles to the north of Preston city centre and offers excellent motorway connectivity via J1 of the M55 motorway and J33a and J32 of the M6 motorway both of which are in close proximity.

The locality also benefits easy access to amenities including Asda Superstore, Aldi, B&M Bargains, Subway, Burger King, fuel and charging station, Costa Coffee and both an Ibis and a Premier Inn hotel.





# Description

The property comprises a suite at 1<sup>st</sup> floor level within this 2 storey extensive purpose built office facility. The building is constructed with traditional brickwork elevations incorporating numerous glazed windows all beneath a pitched tile covered roof and incorporating attractive features including a full height glazed entrance atrium.

The available suite provides for predominantly open plan accommodation with some private spaces created with demountable partitioning, booths and pods, an open plan kitchen area and WC facilities.

Externally, a number of car parking spaces are provided estimated to extend to no. 12 spaces with potential for more by way of separate negotiation.





# Accommodation

The accommodation is well appointed throughout including good quality floor coverings, suspended ceiling incorporating an air management system and sensor operated LED lighting units. A passenger lift provides assisted access from the ground floor vestibule to the 1<sup>st</sup> floor landing off which are male and female WC facilities.

The premises extend to the following approximate net internal area:

1<sup>st</sup> Floor  
350.00 sq m (3,770 sq ft)





# Additional Information

## Planning

It is understood that the premises benefit from an established use within Class E of the Town & Country Planning (Use Classes Order 1987) as amended. However, interested parties are recommended to make their own enquiries to the planning department at Preston City Council.

## Terms

Offered To Let either on flexible all inclusive or traditional terms.

A flexible turnkey lease deal will be considered on an inclusive rent deal that incorporates business rates, utilities, service charge, furnishings and fixture and fittings.

## Rental

On application and to be determined based on nature of lease deal.

## Energy Performance

The property attracts an energy performance rating of **B-35**

## VAT

VAT is applicable at the prevailing rate.

## Expressions of Interest

All expressions of interest are invited whether that be on a short flexible term or more traditional lease basis.



**For more details and a viewing, please contact the sole letting agents**

**Parkinson Real Estate**

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