

# MORGAN

# MARTIN

**TO LET**

**Modern First Floor Office Premises  
CAPABLE OF SUB-DIVISION**

**One Fulwood Office Park  
Caxton Road, Fulwood  
PRESTON  
PR2 9NZ**



- From 143 m<sup>2</sup> (1,540 sq ft) to 497 sq<sup>2</sup> (5,350 sq ft)
- 21 designated car parking spaces
- DDA compliant
- Fully fitted, passenger lift, raised flooring, comfort cooling, etc
- Recently refurbished and ready for immediate occupation

Fifteen Cross Street  
Preston  
PR1 3LT

**01772 556666**

[www.morganmartin.co.uk](http://www.morganmartin.co.uk)

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract

## **LOCATION**

One Fulwood Office Park occupies a high profile position fronting Caxton Road at the heart of the North Preston Employment Area, close to many well established and prestigious developments. The property is ideally situated, being equidistant from J31A and J32 of the M6 motorway. Nearby occupiers include HSBC, Johnston press, Homeserve, Royal Mail as well as many local and regional occupiers.

## **ACCOMMODATION**

The building comprises a two-storey, self-contained office building of modern construction, with a feature glazed atrium entrance. Internally the building is finished to a high specification as one would expect. The net internal floor areas are:

Suite 1:	169 sq m	(1,819 sq ft)
Suite 2:	143 sq m	(1,540 sq ft)
Suite 3:	170 sq m	(1,830 sq ft)

Alternative sub-divisions will be considered.

Total Office Space available:	497 sq m	(5,350 sq ft)
-------------------------------	----------	---------------

The above measurement has been made in accordance with the RICS Property Measurement Professional Statement.

## **RATING ASSESSMENT**

The property is entered into the Rating List at Rateable Value £133,000.00 for the whole building.

## **LEASE TERMS**

A new effectively full repairing and insuring lease for a term of years to be agreed subject to 5 yearly rent reviews.

## **RENTAL**

£12.75 per sq ft exclusive.

## **VAT**

All rents and prices quoted are or maybe subject to the addition of VAT at the prevailing rate.

## **LEGAL COSTS**

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

## **EPC**

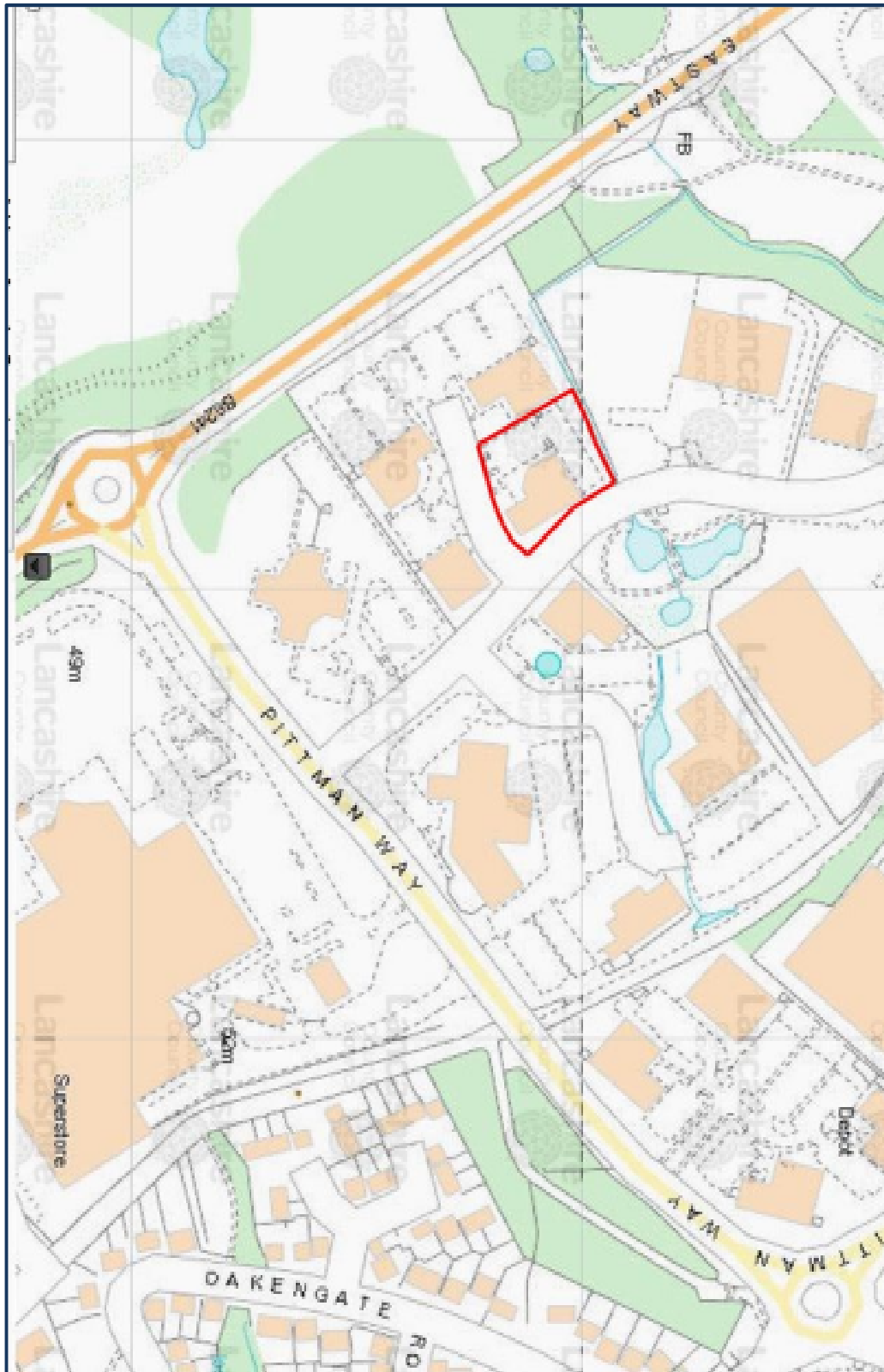
An Energy Performance Certificate is available.

## **FURTHER INFORMATION**

Please contact: Charles D Bell  
Telephone: 01772 556666  
Email: [charles@morganmartin.co.uk](mailto:charles@morganmartin.co.uk)

Or please contact our joint agents, Jones Lang LaSalle:

Contact: Richard Wharton  
Telephone: 0161 238 6227



For Identification Only

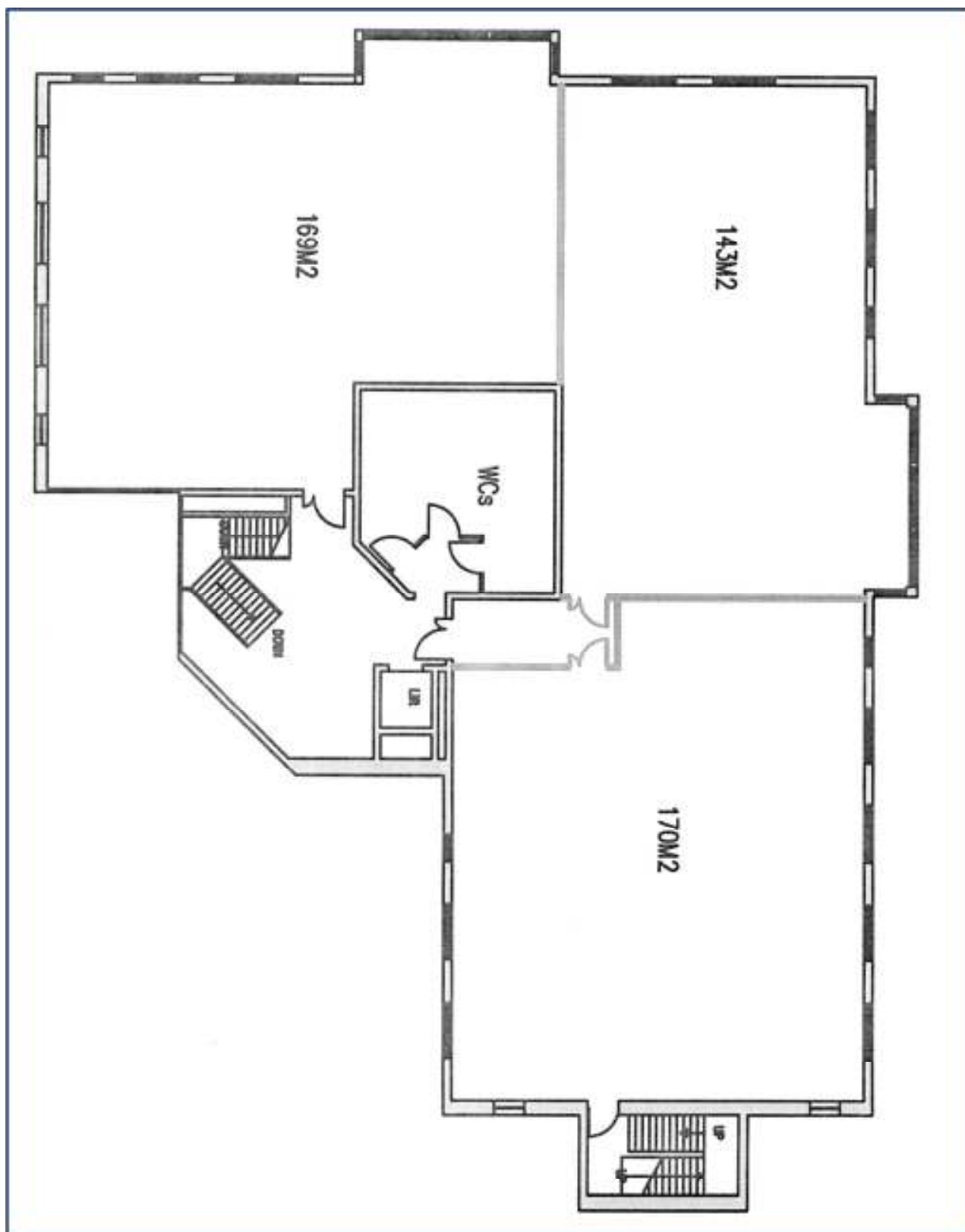
Not to Scale

Chartered Surveyors  
Fifteen Cross Street  
Preston  
PR1 3LT

This plan is reproduced from or based upon the Ordnance  
Survey map with the Sanction of the Controller of HM  
Stationery Office Crown Copyright Reserved.

**MORGAN  
MARTIN**

**01772 556666**



For Identification Only

Not to Scale

Chartered Surveyors  
Fifteen Cross Street  
Preston  
PR1 3LT

This plan is reproduced from or based upon the Ordnance  
Survey map with the Sanction of the Controller of HM  
Stationary Office Crown Copyright Reserved.

**MORGAN**  
**MARTIN**

**01772 556666**