

**BROUGHTON**  
BUSINESS PARK

NORTH PRESTON  
EMPLOYMENT AREA,  
FULWOOD, PRESTON,  
**PR2 9WT**

**FOR SALE / TO LET**

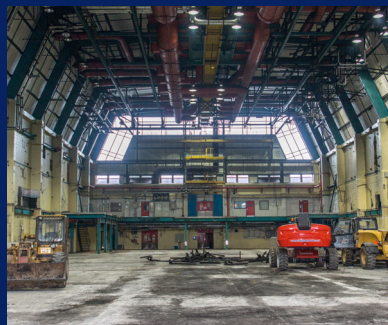


**DISTRIBUTION & MANUFACTURING FROM 5,646 TO 76,450 SQ FT\***  
**OFFICES FROM 11,000 TO 74,000 SQ FT**

KVA CAPACITY - 3.5 MVA | OPTIC FIBRE BROADBAND | FULLY REFURBISHED | FITTED AC UNITS | ON-SITE PARKING FOR 300 CARS

\*EXCLUDES MEZZANINE FLOORS





## THE PROPERTY & SITE

The refurbished property is suitable for a range of uses, subject to planning permission. The site enjoys excellent connectivity with close access to the M6/M61/M55 and M65 motorways.

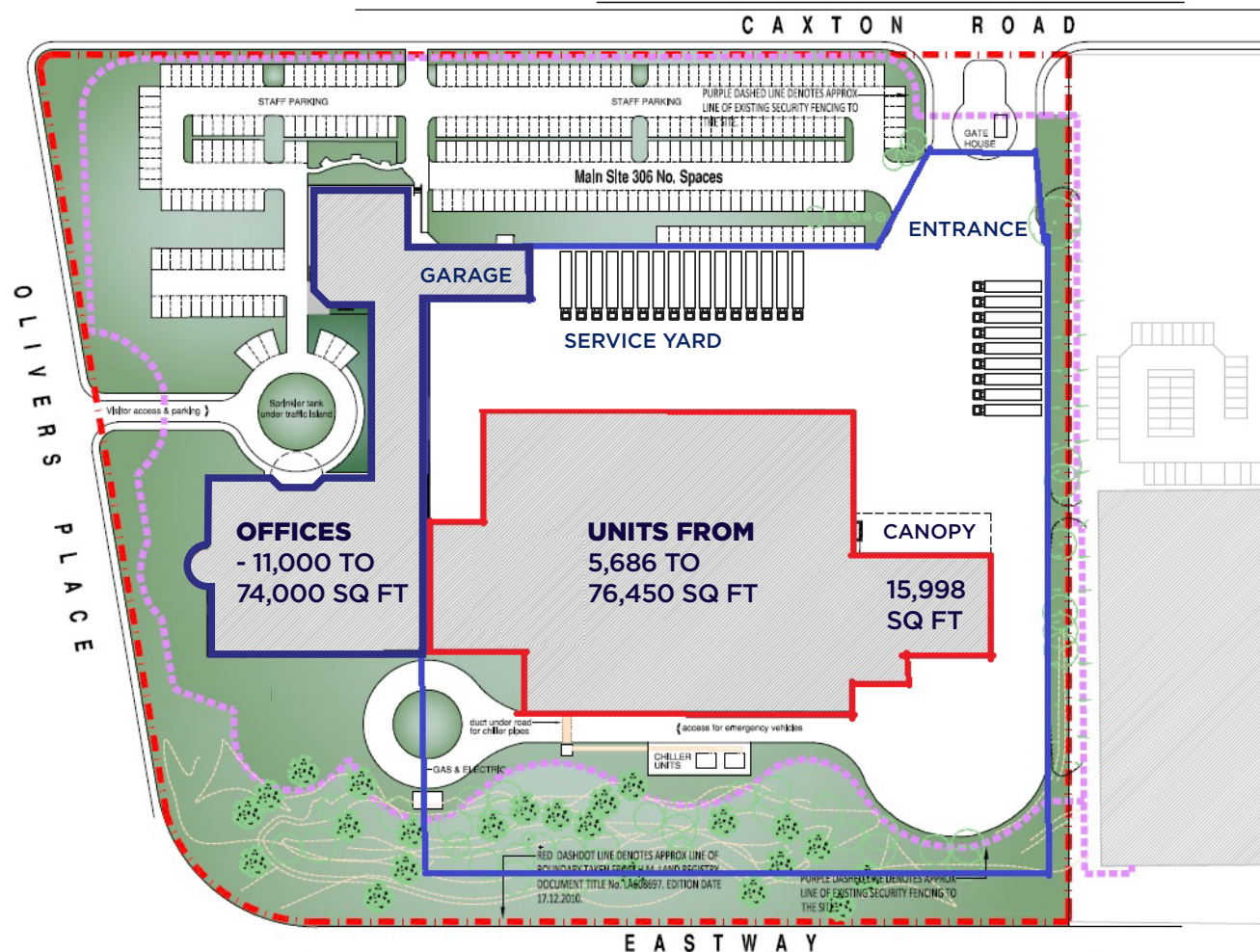
The property was constructed in 1987 and comprises a steel portal framed production facility with adjoining 2-storey office accommodation.

The two storey refurbished offices are available as a whole or in a number of suites to suit occupiers requirements.

The production/warehouse area has a varied eaves height of 4.65m - 17.56m and X no. loading doors.

There is a 43 metre deep service yard, with HGV access off Caxton Rd. The car park has 306 spaces.

The site is secure and has a security gatehouse.







M6

CPC FARNELL

JONES CO.

ROYAL MAIL

JTF MEGA DISCOUNT WAREHOUSE

ZEBRA TECHNOLOGIES

HSBC

TRANS-CONTINENTAL GROUP

To Jct 32







## THE LOCATION

The complex is located within the thriving commercial zone of North Preston Employment Area and boasts neighbours such as Royal Mail, AA, IBM and Homeserve. Situated approximately 3 miles to the north of Preston City Centre and 2 miles from Junction 31a/32 of the M6 and Junction 1 of the M55.

## EPC

Available upon request

## TERMS

Rental on application.

VAT will be charged on the rental.

## SERVICE CHARGES

A service charge is payable in addition to the rental.

## VIEWING/FURTHER INFORMATION



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