



TO LET

1 Fulwood Park, Preston, Lancs, PR2 9NZ

1st Floor – 5,350 sq ft (497 sq m)

Grade A Office building with 21 car spaces adjoining Junction 31A M6



LOCATION

1 Fulwood Park is prominently situated fronting Caxton Road accessed off Pittman Way via Eastway (B6241) close to junction 31A of the M6 motorway.

Nearby occupiers at Fulwood Park include Farmers Guardian, Xchanging, British Red Cross, NHS, NFU Mutual, BT, Royal Mail, Homeserve, IBM, AA and ASDA.

DESCRIPTION

Modern self-contained, 1st floor office suite providing the following features:-

- Full access raised floors
- Comfort cooling
- Gas central heating
- Ladies, gents and disabled WC facilities
- Passenger lift
- Double height entrance atrium
- 21 exclusive car parking spaces set within a landscaped site.

ACCOMMODATION

First floor - 5,350 sq ft (497 sq m) approx. net internal

LEASE / SALE

Available by way of a new lease for a term to be agreed.

RENTAL

£12.75 per sq ft

SERVICE CHARGE

A Service Charge is payable to cover the costs incurred with the upkeep of the common areas of the building and estate.

ENERGY PERFORMANCE CERTIFICATE

The building has EPC rating of D

VAT

All outgoings are subject to VAT.

VIEWING

By appointment

JLL - Richard Wharton

One Piccadilly Gardens

Manchester

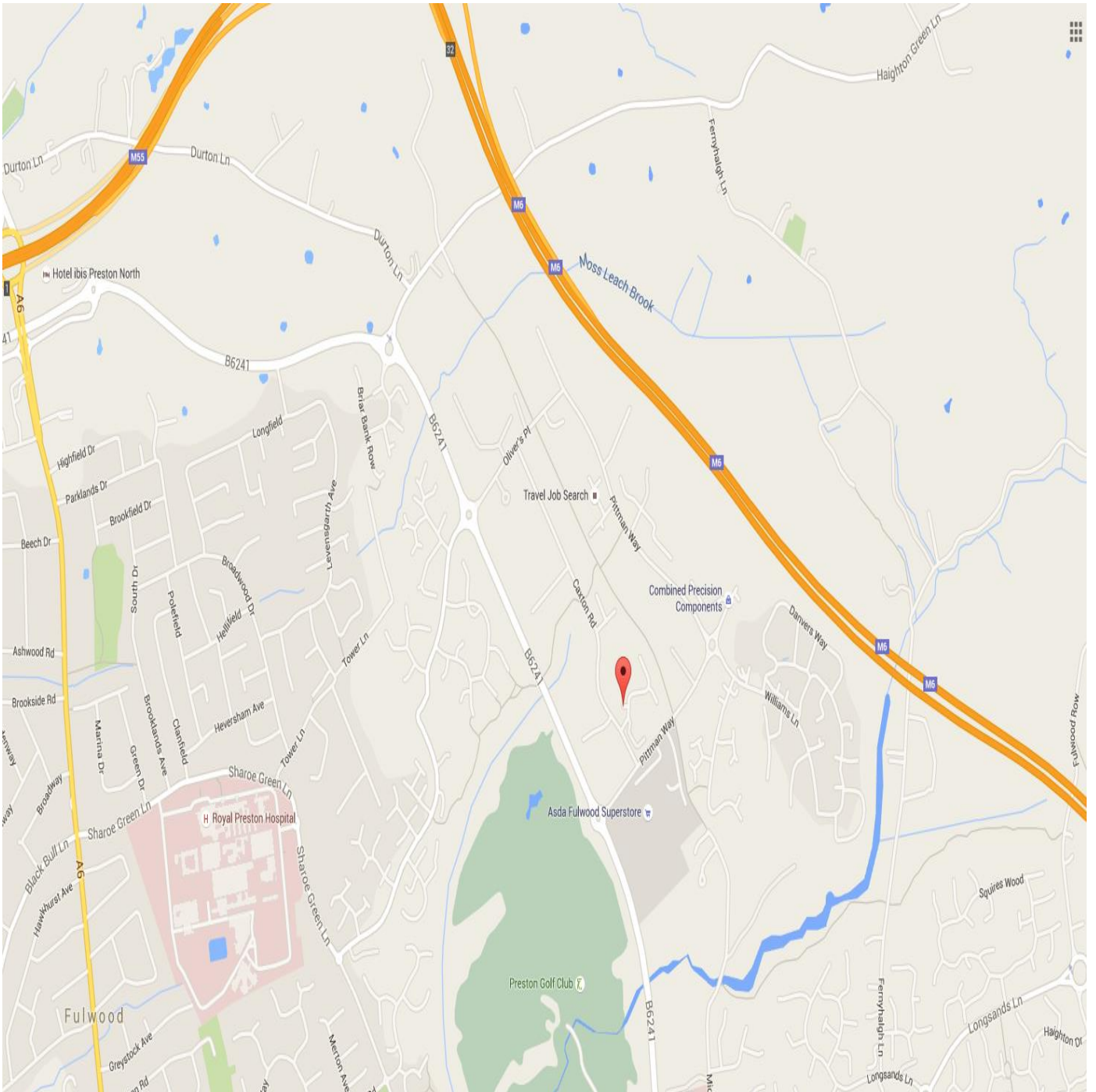
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