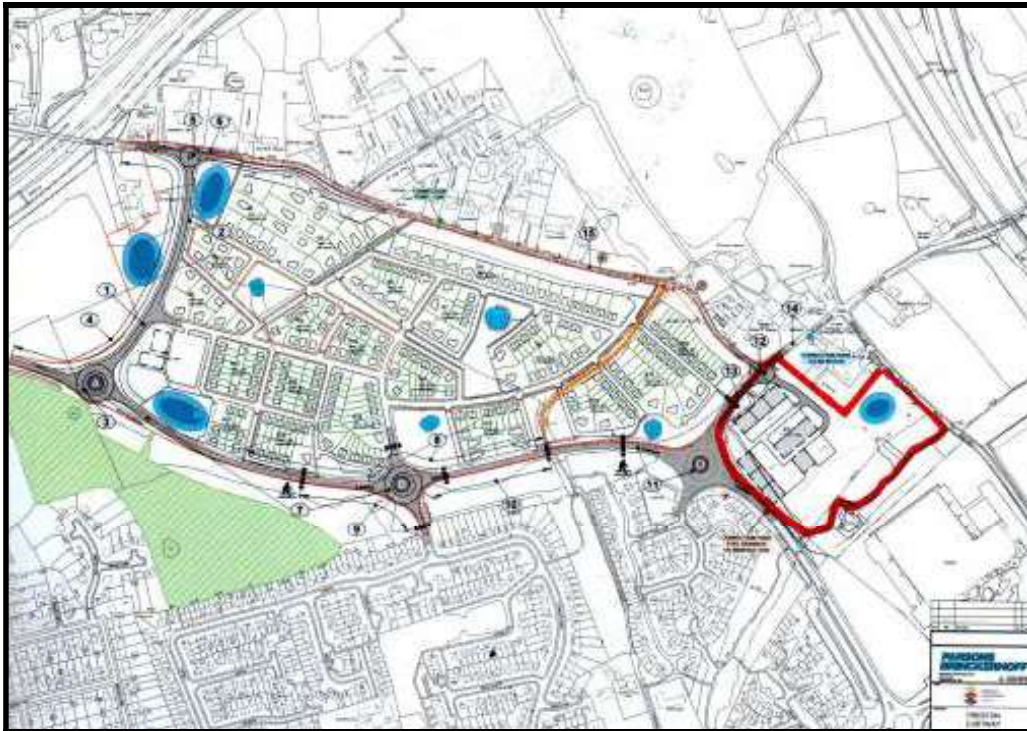


MORGAN

MARTIN

TO LET

**New Business/Trade Counter Units
5,000 sq ft - 64,500 sq ft**



**Eastway Business Park
Eastway
Fulwood
PRESTON
PR2 9ZA**

Fifteen Cross Street
Preston
PR1 3LT

01772 556666
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

Preston is an established location within the wider North West commercial market. The property is located on the edge of the North Preston employment area of Fulwood, approximately two and half miles north of Preston city centre and close to J31A of the M6, and J1 of the M55 motorway. The site will be situated immediately adjacent to the proposed Fulwood Retail Park.

DESCRIPTION

The development will comprise a modern business park which can accommodate units of varying sizes, ranging from 5,000 sq ft to 64,500 sq ft. The units will be of modern design and construction and, at this stage, specific occupiers' requirements can be met. There will be on-site parking and loading facilities as one would expect on a high quality modern development.

Unit 1:	1,062 sq m	(11,432 sq ft)
Unit 2:	1,062 sq m	(11,432 sq ft)
Unit 3:	504 sq m	(5,425 sq ft)
Unit 4:	783 sq m	(8,428 sq ft)
Unit 5:	726 sq m	(7,814 sq ft)
Unit 6:	490 sq m	(5,274 sq ft)
Unit 7	478 sq m	(5,148 sq ft)
Unit 8	490 sq m	(5,274 sq ft)

RENTAL

Upon application.

LEASES

The properties will be available on new full repairing and insuring leases for a minimum term of five years.

SERVICES

All mains services will be available to the units.

RATES

Each unit will be separately assessed upon completion.

VAT

All prices quoted are exclusive of, but may be liable to, VAT.

LEGAL COSTS

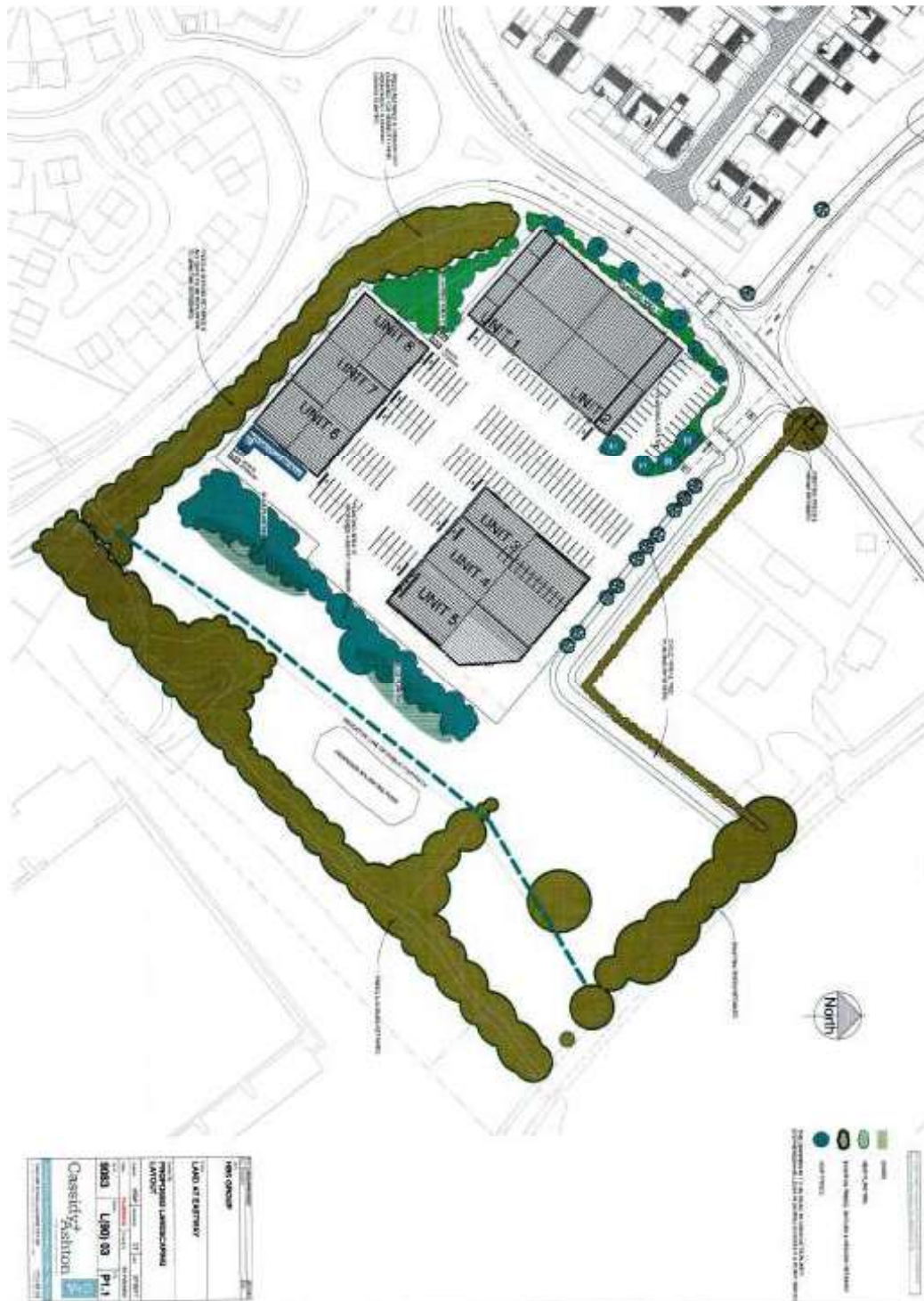
Each party are to be responsible for their own legal costs incurred in the transaction.

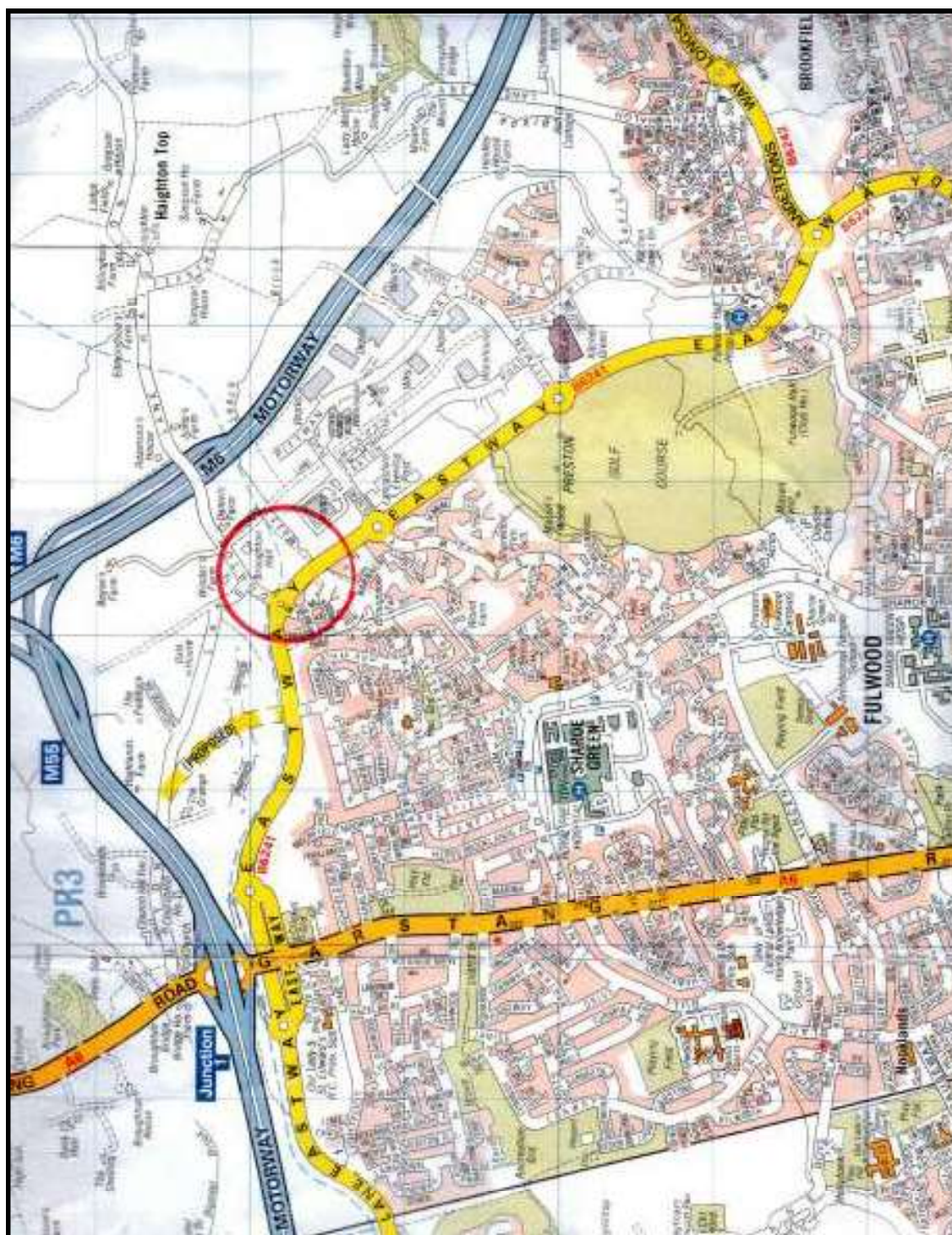
SERVICE CHARGE

A service charge will be levied to cover the cost of maintaining the common areas.

FURTHER INFORMATION

Please contact:	Charles Bell
Telephone:	01772 556666
Email:	charles@morganmartin.co.uk





For Identification Only

Not to Scale

Chartered Surveyors

Fifteen Cross Street
Preston
PR1 3LT

**MORGAN
MARTIN**

01772 556666