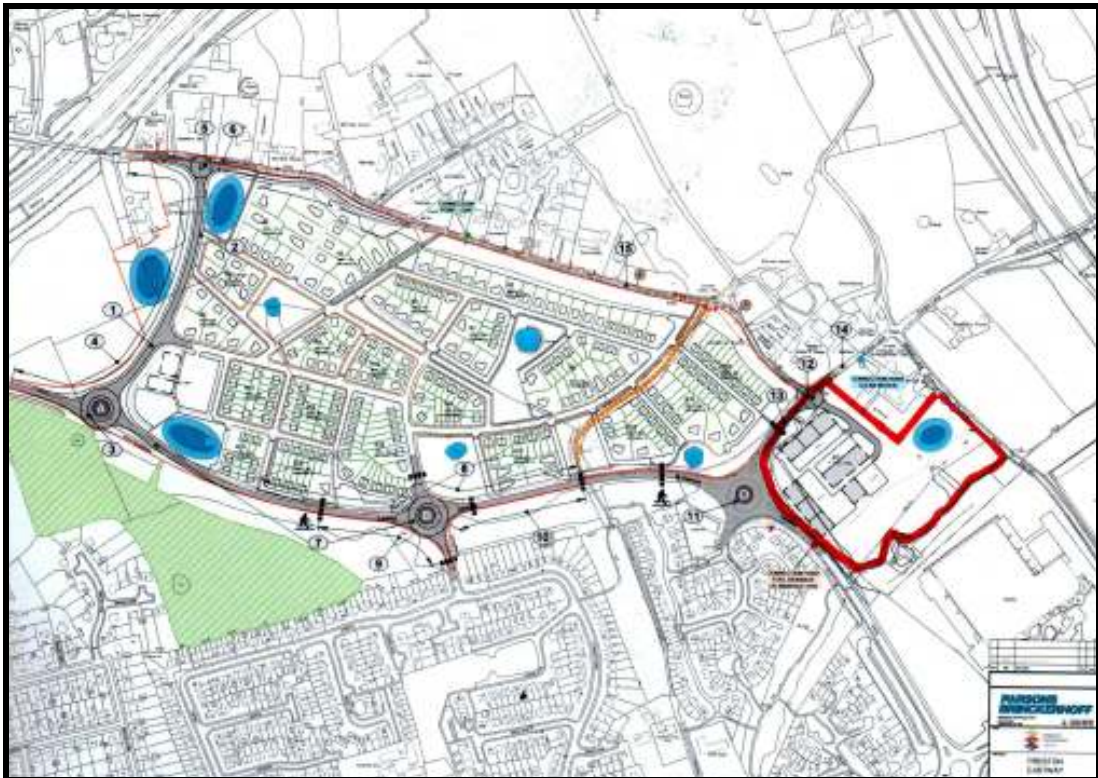


MORGAN

MARTIN

TO LET

New Business/Trade Counter Units 5,000 sq ft - 60,000 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 60,000 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.

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

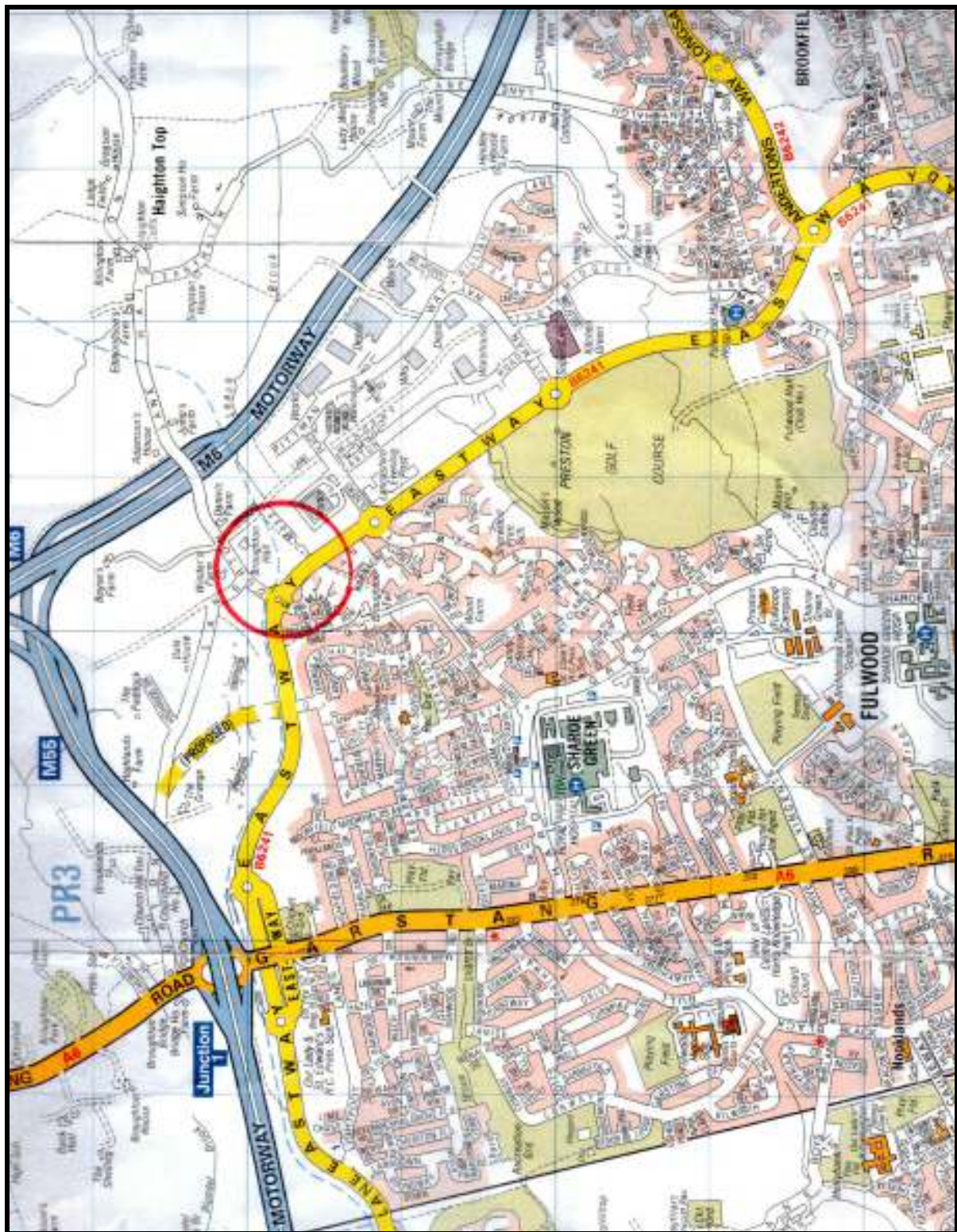
A service charge will be levied to cover the cost of maintaining the common areas.

FURTHER INFORMATION

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



01772 556666



For Identification Only

Not to Scale

Chartered Surveyors

Fifteen Cross Street
Preston
PR1 3LT

**MORGAN
MARTIN**

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