



GROUND FLOOR OFFICE

TO LET

Unit 6
Fulwood Office
Park
Preston
PR2 9NZ

LOCATION

Fulwood Office Park is located on Caxton Way, a short distance from the B6241, Eastway. Eastway is the main spine road offering easy access to junctions 31a/32 of the M6 and Junction 1 of the M55 motorway, which in turn provides excellent access to the national motorway network.

Fulwood Office Park and the larger Preston North Employment Area, is a mixed commercial and office location which has been developed over the last 25 years and is home to a combination of large PLC and regional businesses together with public sector bodies and sole traders. Adjoining occupiers include Asda Supermarket, AA, Royal Mail, HSBC Bank and Homeserve.

DESCRIPTION

Unit 6 Fulwood Park comprises a self-contained, 2 storey office building of modern construction incorporating brick walls beneath a pitched/hipped concrete tiled roof. The main elevations including UPVC double glazed window frames around a central glazed atrium. Internally, the ground floor unit benefits from the following specification: Raised access floors, air conditioning throughout, passenger lift and fully alarmed, WC and kitchen facilities, fully fitted and DDA compliant, 10 car parking spaces

FLOOR AREAS – Approximate Net Internal

Ground Floor - 495.93 sq m (5,336 sq ft)

TERMS

By way of a sub-lease until July 2021

RENTAL

£42,000 per annum exclusive.

RATES – TBC – Further details upon request.

SERVICE CHARGE

A service charge is levied to contribute towards the maintenance and management of the property and common areas.

VAT

The property has been elected for VAT and therefore VAT will be payable.

LEGAL FEES

Each party to be responsible for its own legal costs in connection with the transaction.

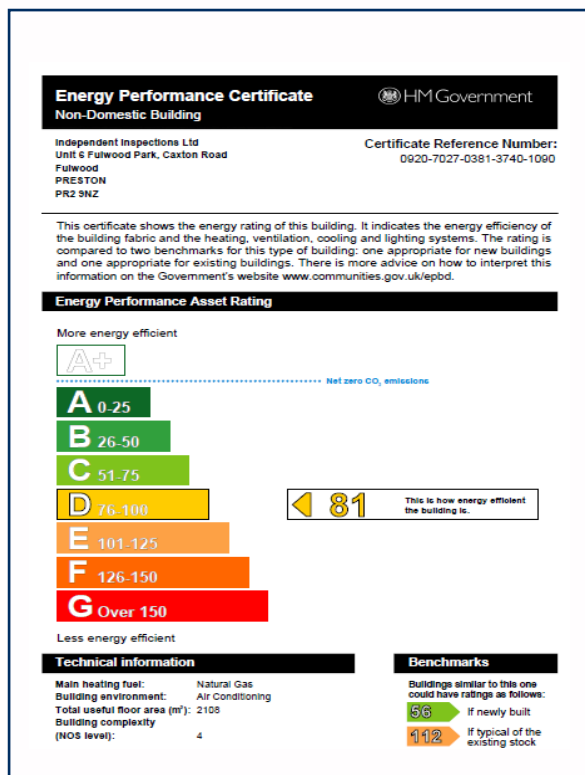
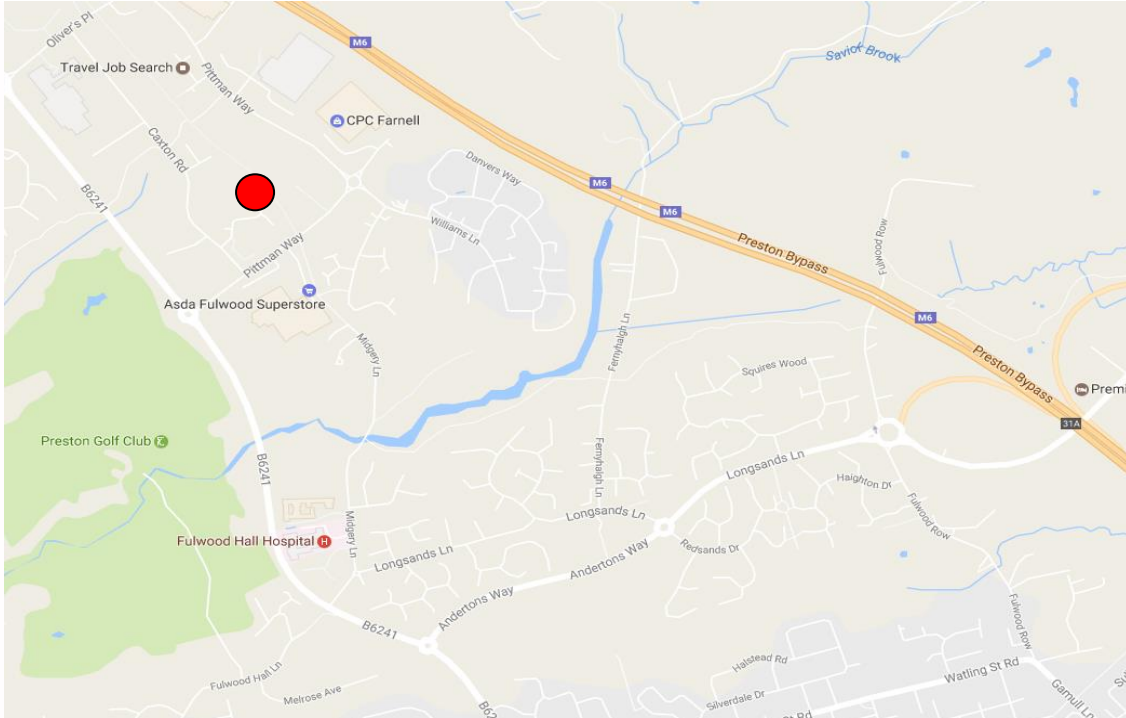
VIEWING
Strictly by appointment

CONTACT
Mark Harrison
01772 769000
mark@pinkus.co.uk

01772 769000
www.pinkus.co.uk

ROBERT
PINKUS





For full details of available commercial premises throughout the North West, please visit:

www.pinkus.co.uk

16-18 Riversway Business Village, Navigation Way, Preston PR2 2YP



ROBERT
PINKUS
& CO

ROBERT PINKUS for themselves and for the vendors and lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of The Joint Agents has any authority to make or give any representations or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT