

BROUGHTON
BUSINESS PARK

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



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.

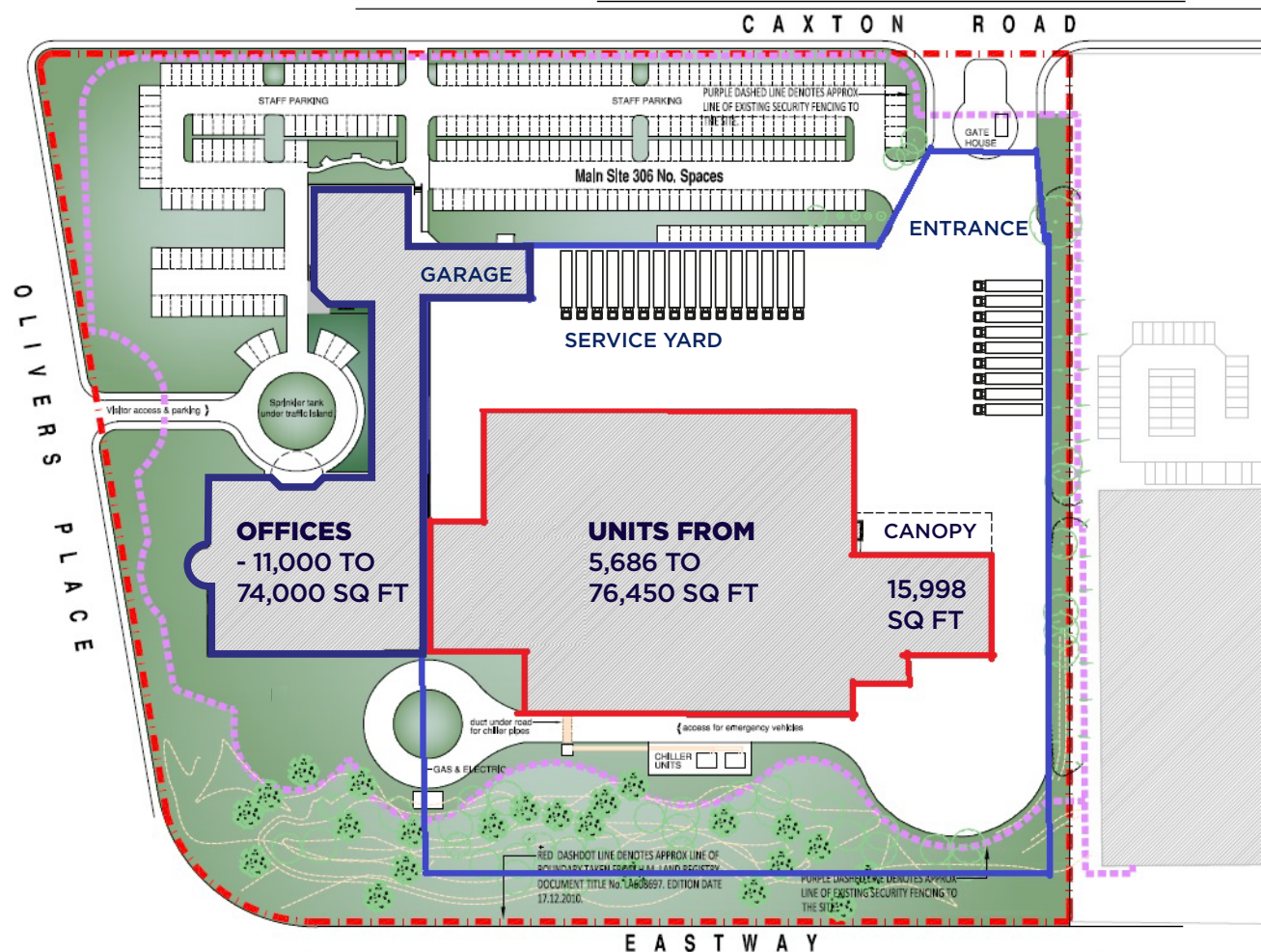
The property was constructed in 1987 and comprises a steel portal framed production facility with adjoining 2-storey office accommodation.

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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WEAVER**
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