



**TO LET 3 FULWOOD OFFICE PARK CAXTON ROAD FULWOOD
PRESTON PR2 9NZ**

5350 ft² / 497 m² First floor self-contained office suite with 26 car parking spaces

- Well located within a popular and established business park
- Within easy reach of Junc 31a and Junc 32 of M6 motorway
- Fully fitted, DDA compliant, passenger lift etc

**B2 Pittman Court, Pittman Way, Fulwood,
Preston, Lancashire, PR2 9ZG.
www.hdak-uk.com**

01772 652652

Location

3 Fulwood Office Park occupies an excellent position within the north Preston employment area, with easy access to the M6 and M55 motorways.

Preston City Centre is three and a half miles away with excellent public transport links.

Description

A first floor self-contained office suite providing an open plan facility, boardroom and private offices, together with kitchen and staff accommodation.

Male and female toilet facilities to the landing area/

Accommodation

The office extends to approximately 5,350 ft² / 497 m².

Assessment

The property is entered into the rating list at a rateable value of £110,000 for the whole building. A separate assessment for the first floor offices will have to be made.

Lease

The length of lease is open to negotiation, upon effective full repairing and insuring terms by way of service charge.

Service Charge

The tenant shall be responsible for payment of the service charge to cover the cost of maintenance, management, upkeep and insurance of the Fulwood Park Office Development.

Rental

£10.00 per square foot, exclusive of rates, payable quarterly in advance by standing order.

VAT

Both service charge and the rental are subject to VAT at the prevailing rate.

EPC

A copy of the EPC is available from the Agent's office.

Legal Costs

Each party is to be responsible for their own legal costs involved in the transaction.

Viewing

Strictly by appointment through the agents HDAK. Telephone: 01772 652652 or e-mail: reception@hdak.co.uk, or Parker & Co, Telephone: 01772 823516.