



TO LET BEECH HOUSE CAXTON ROAD FULWOOD PRESTON PR2 9NZ

Superb office building extending to 15,400 ft² over ground and first floors with extensive car parking

- Previously occupied by HSBC Bank providing high quality office accommodation
- Capable of being split into 4 suites from 3,700 ft²
- Open plan accommodation with Cat 2 lighting, gas central heating and air conditioning

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

01772 652652

Location

Beech House is situated on Caxton Road in the heart of the North Preston employment area.

Ideally located for easy access to the motorway network and with nearby occupiers including Homeserve, Royal Mail, an Asda Supermarket and a number of retail premises and coffee shops etc.

Description

A two-storey purpose-built office building constructed on a steel portal frame with brick and glazed façade and an aluminum clad roof.

Internally, open plan offices accessed off an entrance hallway with lift and staircase, male/female and disabled WC facilities.

Accommodation

The net internal office area extends to approximately 15,400 sq ft.

Capable of being split into four suites, two providing 4,000 sq ft and two of 3,700 sq ft.

Services

The premises have the benefit of gas fired central heating and air conditioning. Fire and intruder alarm systems have been installed.

EPC

The Energy Performance Asset rating is Band C59. A full copy of the EPC is available at www.ndepcregister.com

Assessment

To be assessed.

Lease

Available on standard full repairing and insuring leases for a term of 5 years or multiples thereof.

Rental

£12.50 per sq ft per annum, exclusive of rates, payable quarterly in advance by standing order.

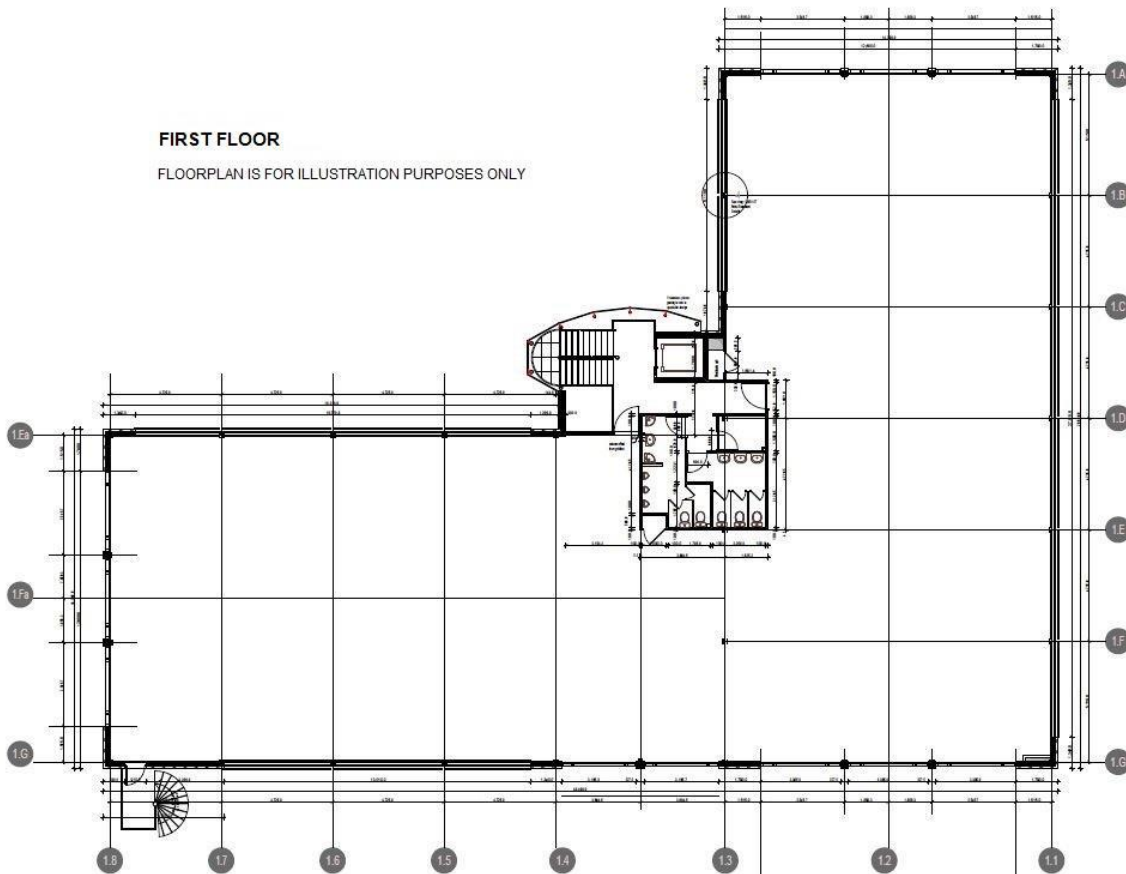
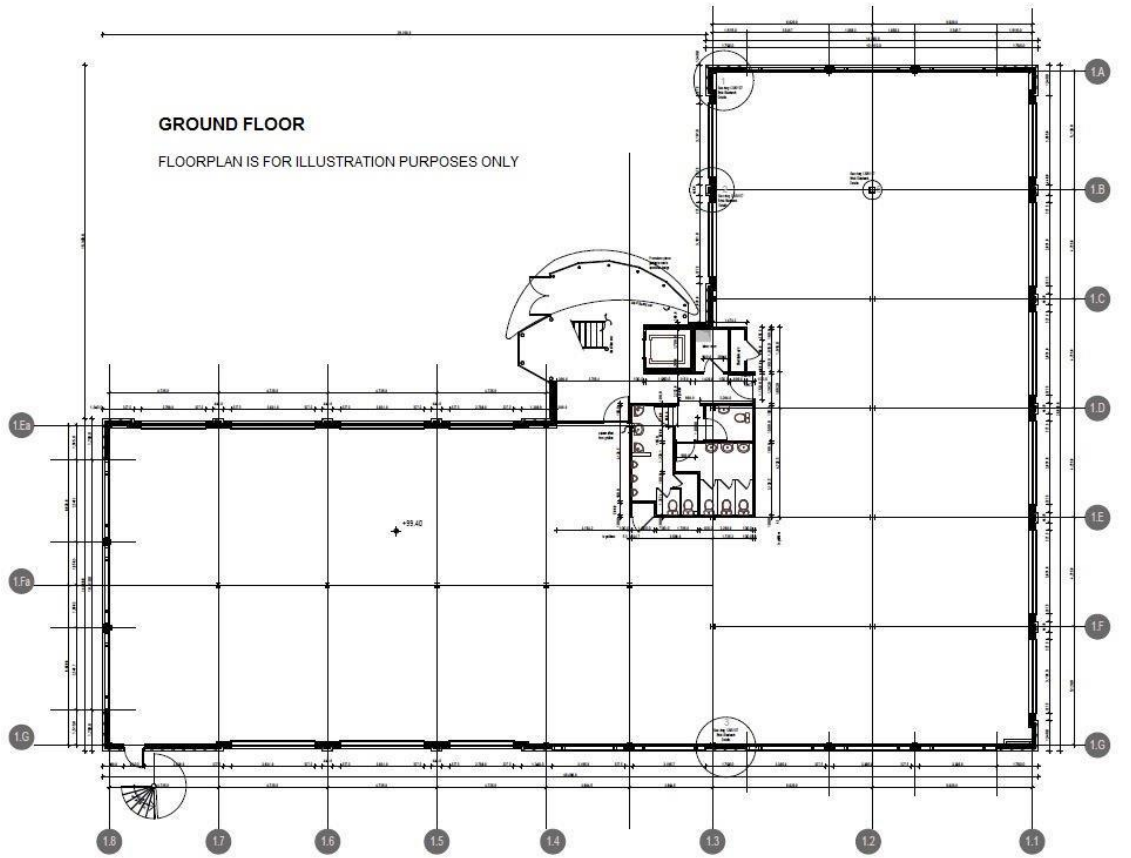
The rental is subject to VAT at the prevailing rate.

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



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Misrepresentation Act 1967: These particulars are believed to be correct but accuracy cannot be guaranteed and they are expressly excluded from any contract.