



**TO LET (or may sell)**

**HOLBORN HOUSE CAXTON ROAD FULWOOD  
PRESTON PR2 9ZZ**

Landmark office building extending to 13,928 ft<sup>2</sup> on a one acre site with fully marked 78 car parking spaces.

- Self-contained office building on own one acre plot
- Excellent location close to junctions 31A and 32 of the M6 and junction 1 of the M55 motorways
- DDA compliant air conditioning and central heating, alarm system etc and to be fully redecorated prior to occupation.

**Pittman Court, Pittman Way, Fulwood,  
Preston, Lancashire, PR2 9ZG.  
[www.hdak-uk.com](http://www.hdak-uk.com)**

**01772 652652**

## **Location**

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Holborn house is situated at the junction of Oliver's Place and 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 HSBC, Homeserve, Royal Mail, an Asda Supermarket together with many regional and local businesses.

## **Description**

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A two storey purpose built office building constructed in 1987 by Eric Wright Construction.

Of traditional specification with brick walls, pitch tiled roof, double glazed aluminum window frames and capable of extension if required.

## **Accommodation**

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The net internal office area extends to approximately 13,928 ft<sup>2</sup>/1,294 m<sup>2</sup>.

The property has a gross internal floor area of approximately 16,000 ft<sup>2</sup>; as the first floor is of concrete construction, a number of the internal walls could readily be removed to provide a greater net floor space. The property provides a mix of private offices and open plan working areas. Layout plans attached.

Male and female WC facilities are provided to both ground and first floors together with private shower facilities and staff canteen/kitchen.

## **EPC**

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An EPC is available from the agent's office.

## **Assessment**

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The unit is entered on the rating list at a rateable value of £87,000.

Rates payable 2019/2020: 50.4p in the £

## **Services**

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

## **Lease**

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Available on a new standard full repairing and insuring lease for a term of five years or multiples thereof.

## **Rental**

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£120,000 per annum, exclusive of rates, payable quarterly in advance by standing order.

The rental is subject to VAT at the prevailing rate.

## **Freehold**

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The owner may consider a sale of the Freehold interest in the property. Offers are invited.

## **Legal Costs**

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

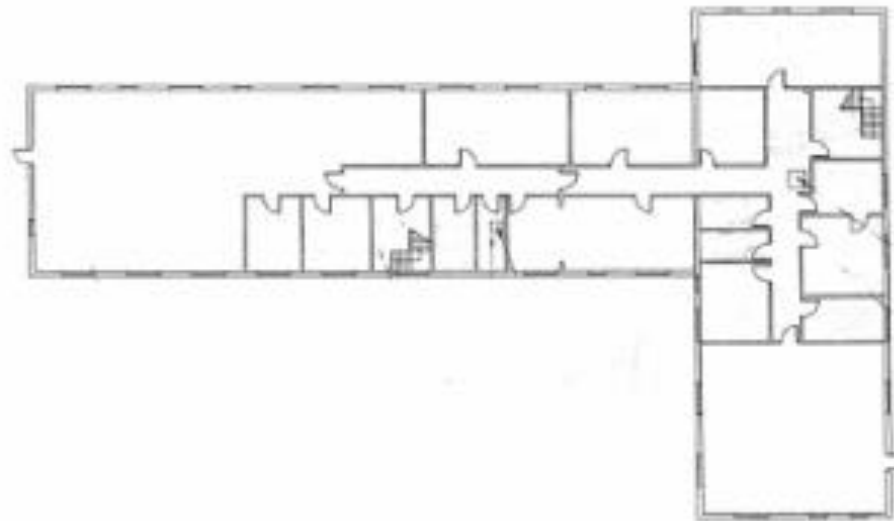
## **Viewing**

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

FIRST FLOOR

HOLBORN HOUSE CAXTON ROAD FULWOOD



GROUND FLOOR

HOLBORN HOUSE CAXTON ROAD FULWOOD

