



TO LET

FIRST FLOOR & PART GROUND FLOOR
FULLY FITTED OFFICE ACCOMMODATION

FROM 3,530 SQ FT UP TO 18,845 SQ FT

WITH 100 CAR SPACES

Unit 7, Fulwood Business Park, Caxton Road, Fulwood PR2 9NZ

INTRODUCTION

LOCATION

SITUATION

AERIAL

DESCRIPTION

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- **Environment and Amenities** – Fulwood Business Park offers a secure and high quality landscaped environment.
- **Transport Links** – Excellent connectivity via road with the M6, M61, M65 and M55 Motorways, all easily accessible and within 4 miles in addition to the national rail links provided from Preston railway station.
- **Local Economy** – Preston is the third largest City in the north west and is the principal administrative focus for the Lancashire region.
- **Specification** – High quality office specification incorporating raised floors, suspended ceilings with LED lighting and VRF air-conditioning throughout.
- **Accommodation** – The building provides a total of 31,180 sq ft across flexible floorplates and a total of 179 car parking spaces, equating to an excellent ratio of 1:174.

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Preston is the third largest city in the north west region and is the principal commercial and administrative centre for the county of Lancashire.

The City is located approximately 40 miles north west of Manchester and 27 miles north east of Liverpool. Preston serves an urban area population of approximately 265,000 people, rising to 642,500 within 12.5 miles of the City Centre.

Preston has a strong industrial heritage based on the textile and engineering industry, which gradually developed into a strong manufacturing based local economy. Alongside the manufacturing base, Preston now has a much wider and sustainable economic base with a strong service sector comprising around 80% of the total employment market.

The public sector accounts for the largest proportion of jobs in Preston, largely attributable to the City's status as the administrative centre for the county. Lancashire County Council, Preston City Council, the NHS and the University of Central Lancashire are among the largest employers in the City.

Preston benefits from an excellent transport infrastructure, with the M6, M61, M65 and M55 Motorways all within 4 miles and subsequently linking directly into the national motorway network.

In addition, Preston railway station is located on the West Coast main line and provides a frequent, direct service to London Euston in 2 hours 9 minutes, Edinburgh in 2 hours 29 minutes and Manchester Piccadilly in just 40 minutes.



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The property is situated within the highly successful Fulwood Business Park which forms part of the popular North Preston Employment Area.

The Park has been expanded over a number of phases and now provides 600,000 sq ft of modern, high specification office buildings across a range of sizes.

Unit 7 enjoys a prominent position fronting onto Caxton Way, which in turn leads to Eastway providing access to Preston City Centre 3 miles to the south. Junction 1 of the M55 and Junction 31(A) of the M6 Motorways are each within 1 mile.



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M55

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J32

M6

Broughton
Business Park

UNIT 7

Alsico
More than Workwear

arco

BT

GymWorks

ZEBRA

Royal Mail

Post

British Red Cross

POLARspeed
a UPS Company

Xchanging

NHS

highways
england

K&M

ASDA

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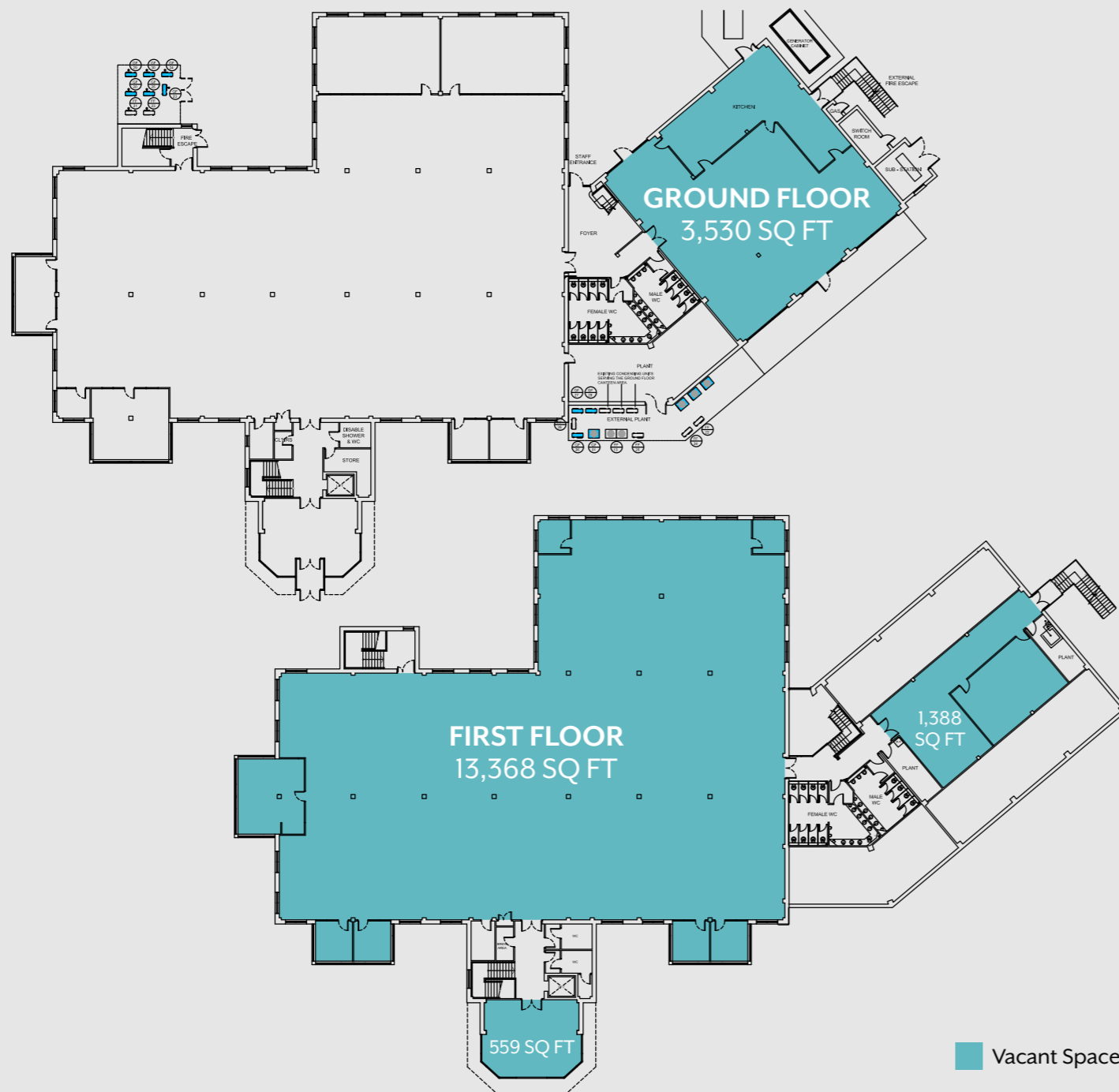
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The building comprises a detached 2-storey pavilion style office completed in 2004.

The building is constructed of brick elevations alongside full height feature glazing to the atrium and office areas, under a pitched tiled roof.

Internally the building specification comprises:

- Full access raised floors
- Suspended ceiling with recessed LED lighting
- Comfort cooling
- 8 person passenger lift
- Double glazed aluminium windows
- Partitioned meetings rooms and training areas

Externally there are 100 available car spaces (approx. 1:188 sq ft) as well EV charging points provided within a high quality landscaped environment with barrier access securing access to the car park.

ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following Net Internal floor areas:

UNIT	SQ FT	SQ M
GROUND	3,530	328
FIRST	15,315	1,423
TOTAL	18,845	1,751

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TERMS

The office space is available by way of a lease for a term of years to be agreed.

SITE

The site extends to approximately 2.6 acres (1.05 hectares).

EPC

The building has an Energy rating of B44 until December 2028.

CONTACT

For more information, please contact:



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Designed by:
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