

FOR SALE OR TO LET

**TWO STOREY MODERN
OFFICE BUILDING**

**BUILDING A
FULWOOD OFFICE PARK
PRESTON
PR2 9NZ**



- Self contained offices
- 994.1 sq m (10,700 sq ft) over two floors
- 43 car parking spaces
- Fully fitted and DDA compliant
- Passenger lift, air conditioning and alarm system
- Excellent location - Junction 31a M6 Motorway within 2 minutes
- Available from Q4 2013 following departure of DVLA



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LOCATION

Fulwood Office Park is located on Caxton Way a short distance from the B6241 Eastway.

Eastway is the main spine road offering easy access to junctions 31a/32 of the M6 or junction 1 of the M55 motorway providing excellent access to the national motorway network.

DESCRIPTION

The building comprises self-contained two storey offices incorporating brick walls beneath a concrete tiled roof. The main elevations include PVC windows and a feature glazed atrium. Internally the accommodation is fully fitted including;

- Carpeted raised access floors
- Suspended ceilings
- Toilets and kitchen facilities
- DDA compliant
- Passenger lift
- Air conditioning
- Fully alarmed

An electric barrier system enables the use of the car park to be exclusive for the occupiers of the building. Otherwise the site is well-established and attractively landscaped.

ACCOMMODATION

BUILDING A	SQ M	SQ FT
Ground Floor	497.0	5,350
First Floor Storage	497.0	5,350
TOTAL	994.0	10,700

43 parking spaces are included.

LEASE / PURCHASE

Building A is available either for sale, or by way of a new occupational lease. Our clients are seeking a purchase price of £1,284,000 or a commencing rental of £136,425 per annum exclusive, on a 10 year full repairing and insuring lease. Separate floors are available on terms to be agreed at a commencing rental of £69,550 pa exclusive each.

ESTATE CHARGE

An estate service charge is payable to cover the expenses associated with the upkeep of the common areas which are the responsibility of a management company.

RATING ASSESSMENT

Rateable value: £133,000.

Rate in the £ for commercial premises for 2013/2014 is 47.1p.

VAT

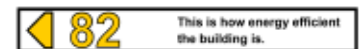
The rental / other costs indicated above are exclusive of VAT, which will be charged in addition at the prevailing rate.



LEGAL COSTS

Each party will be responsible for their own legal costs in connection with a transaction.

ENERGY PERFORMANCE CERTIFICATE



CARBON CONSULTANCY COMPANY

The owners of the building are offering free help and guidance to reduce future occupants running cost on electricity, gas, water and waste. In addition, assistance can also be provided to help their employees lower their impact on the environment with employee energy reduction training. These measures can reduce running costs by up to 50%.

VIEWINGS

Strictly by appointment with joint sole agents:-

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