

# TO LET - OFFICES

**Broughton Business Park**

**Caxton Road Fulwood Preston PR2 9ZA**



## Modern Offices Within a Prominent Business Park

- Recently refurbished.
- Modern offices with excellent telecommunications connectivity.
- Secure site with security barriers and patrols.
- Excellent public transport links.
- Close to Junction 1 of the M55.



### LOCATION

Broughton Business Park is located on Caxton Road in Fulwood, which is situated just outside of Preston City Centre.

It is directly adjacent from H.Parkinson Haulage and Aldi, the park also neighbours Pittman Way which is home to a variety of professional office occupiers.

This area has seen a good amount of investment in recent years with the construction of new commercial properties and upgrades to the local road network.

The nearest bus stop is Caxton Road which connects the business park to the centre of Preston and its amenities.

Junction 1 of the M55 is approximately 1.4 miles away.

### DESCRIPTION

The business park has recently undergone a full refurbishment and offers modern office accommodation within a bustling business environment.

The offices have been re-carpeted, had LED lighting installed, refurbished kitchen and toilet facilities and re-decorated

Offices vary in size from 1000 sq.ft to 4600 sq.ft allowing them to cater for the needs of a variety of businesses.

There is a security office and barrier-controlled entry to the site, along with security patrols, giving tenants peace of mind.

There is also a lot of on-site parking for staff and visitors.

Each office has good telecommunications connectivity.

### RENT

To be confirmed.

### ACCOMMODATION

Office	Size
First Floor Express Top Building	261.6 sq.m/2815.8 sq.ft
Broughton Business Park	
Office 1	109 sq.m/1172 sq.ft
Office 2	428.4 sq.m/4611.2 sq.ft
Office 3	250.2 sq.m/2693 sq.ft
Office 4	109.6 sq.m/1180.8 sq.ft

### RATES

To be assessed.

### SERVICES

Mains services connected to the property include a three phase power supply.

It is the responsibility of the ingoing tenant to satisfy themselves that services are in working order and can satisfy their needs.

### SERVICE CHARGE

There is a service charge of 50 pence per sq.ft plus VAT.

### VAT

Is applicable at the prevailing rate.

### EPC

A full copy of the report can be made available upon request.

### LEGAL COSTS

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

### VIEWING INFORMATION

**MICHAEL HOLDEN COMMERCIAL**

Suite 13

The Enterprise Centre

Blackburn

BB1 3HQ

01254 916 455

scott@michaelholdenfrics.co.uk

www.mhcommercial.co.uk

## Additional Photographs

