



Beech House

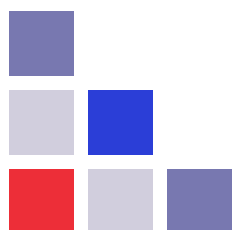
OFFICE

Caxton Road, Fulwood, Preston PR2 9NZ

Hazelwells Commercial offer to let this office premises extending to approximately 1450 sqm (15,600 sqft) over ground and first floors, may split.

Beech House is located on Caxton Road, just off Eastway in Fulwood providing good access to local amenities with a number of retail premises, supermarkets and coffee shops within a 5 minute walk. There is good access for the M6 & M55 with junctions 31a & 32 only 2 miles away. There is also good access to Preston City Centre which is only 3.5 miles to the South.

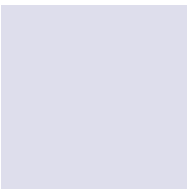
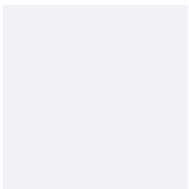
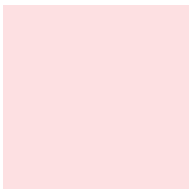
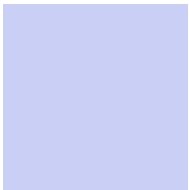
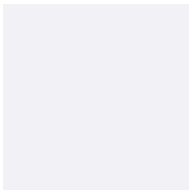
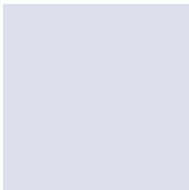
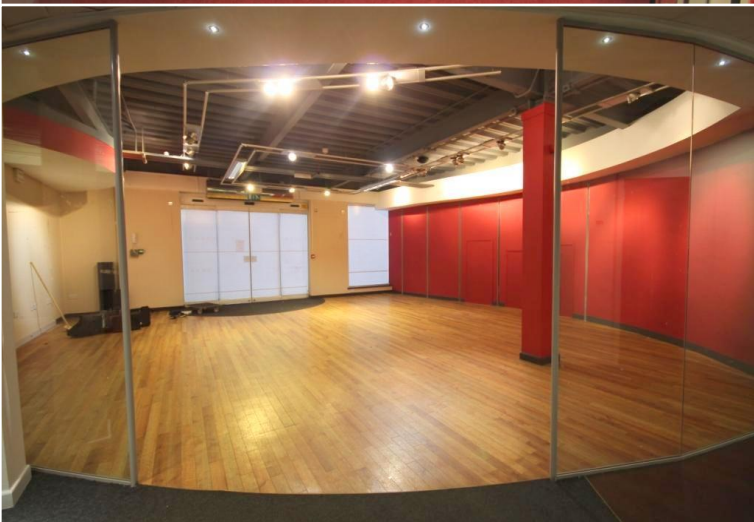
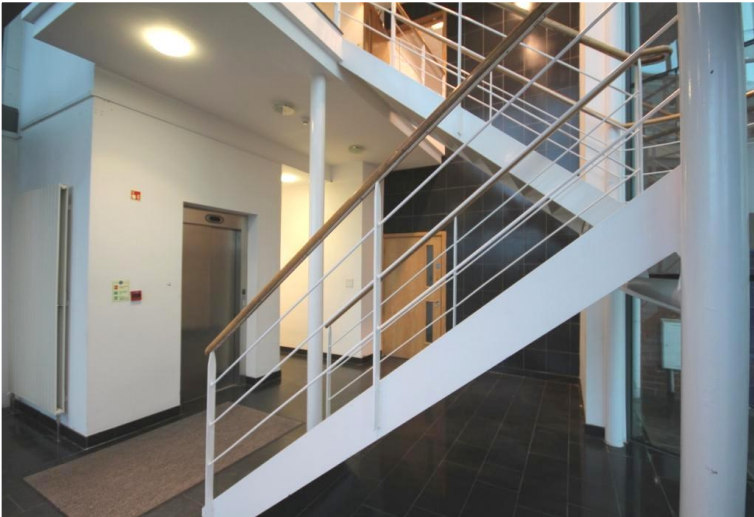
£220,000 per annum



Hazelwells
sales & lettings

The surrounding area has a mixture of other commercial occupiers including NHS, IBM, Key Equity, LEP, Newstar, Subway, Costa, Aldi, 24hr Asda supermarket & petrol station.

The property is built of steel portal frame with brick & glazed facade with an aluminium clad roof. The aluminium glazed windows are double glazed throughout. Internally there is an entrance hallway with lift and stair access, male/female and disabled wc facilities. Office accommodation with suspended ceilings, category II lighting, gas central heating and air conditioning. To the exterior there is a tarmacadam surfaced car park and landscaped grassed areas.



Term

The property is available by way of a new lease for a number of years to be agreed.

Rateable Value

Interested parties should make enquiries with Preston City Council Rates Department 01772 906900.

<https://www.preston.gov.uk/article/769/Business-rates>

VAT

All prices quoted are exclusive of, but may be liable to VAT at the prevailing rate.

Viewing

Appointment only with Hazelwells - 01772 823050



If you are thinking of selling or renting your property why not ask us to provide a free market appraisal with detailed valuation report and see how our fresh & enthusiastic approach to marketing will help to sell your house. **PROPERTY MISDESCRIPTIONS:** The agent has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer/tenant is advised to obtain verification from their Solicitor. Fixtures & Fittings other than those mentioned within these details need to be confirmed. Please note that any services, heating systems or appliances have not been tested and no warranty can be given or implied as to their working order. Hazelwells have produced these details in good faith and believe them to provide a fair and accurate description of the property. Following viewing and prior to financial commitment, prospective tenants should satisfy themselves as to the property's suitability and make their own enquiries relating to specific points of importance. The accuracy of these particulars is not guaranteed and they do not form part of any contract. Any details, measurement or floorplans are provided as a guide. You are advised to check the availability of any property before travelling any distance to view.

