

MORGAN MARTIN

TO LET

(Due to abortive negotiations)

**New Business/Trade Counter Unit
5,000 sq ft**



**Unit 4, D'urton Business Park
Eastway
Fulwood
PRESTON
PR2 9ZA**

**Fifteen Cross Street
Preston
PR1 3LT**

01772 556666
www.morganmartin.co.uk

Regulated by

RICS

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract

LOCATION

Preston is an established location within the wider North West commercial market. The property is located on the edge of the North Preston employment area of Fulwood, approximately two and half miles north of Preston city centre and close to J31A of the M6, and J1 of the M55 motorway. The site will be situated immediately adjacent to the proposed Fulwood Retail Park.

ACCOMMODATION

The remaining unit extends to 5,000 sq ft (164.5 sqm), and will be handed over as a shell, ready for a new tenant to install their own fixtures and fittings, office and WC facilities.

RENTAL

£48,000 per annum, payable quarterly in advance.

LEASES

The property will be available on new full repairing and insuring lease for a minimum term of five years.

SERVICES

All mains services will be available to the units.

RATES

Each unit will be separately assessed upon completion.

VAT

All prices quoted are exclusive of, but may be liable to, VAT.

LEGAL COSTS

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

SERVICE CHARGE

A service charge will be levied to cover the cost of maintaining the common areas.

FURTHER INFORMATION

Please contact: Charles Bell

Telephone: 01772 556666

Email: charles@morganmartin.co.uk



For Identification Only

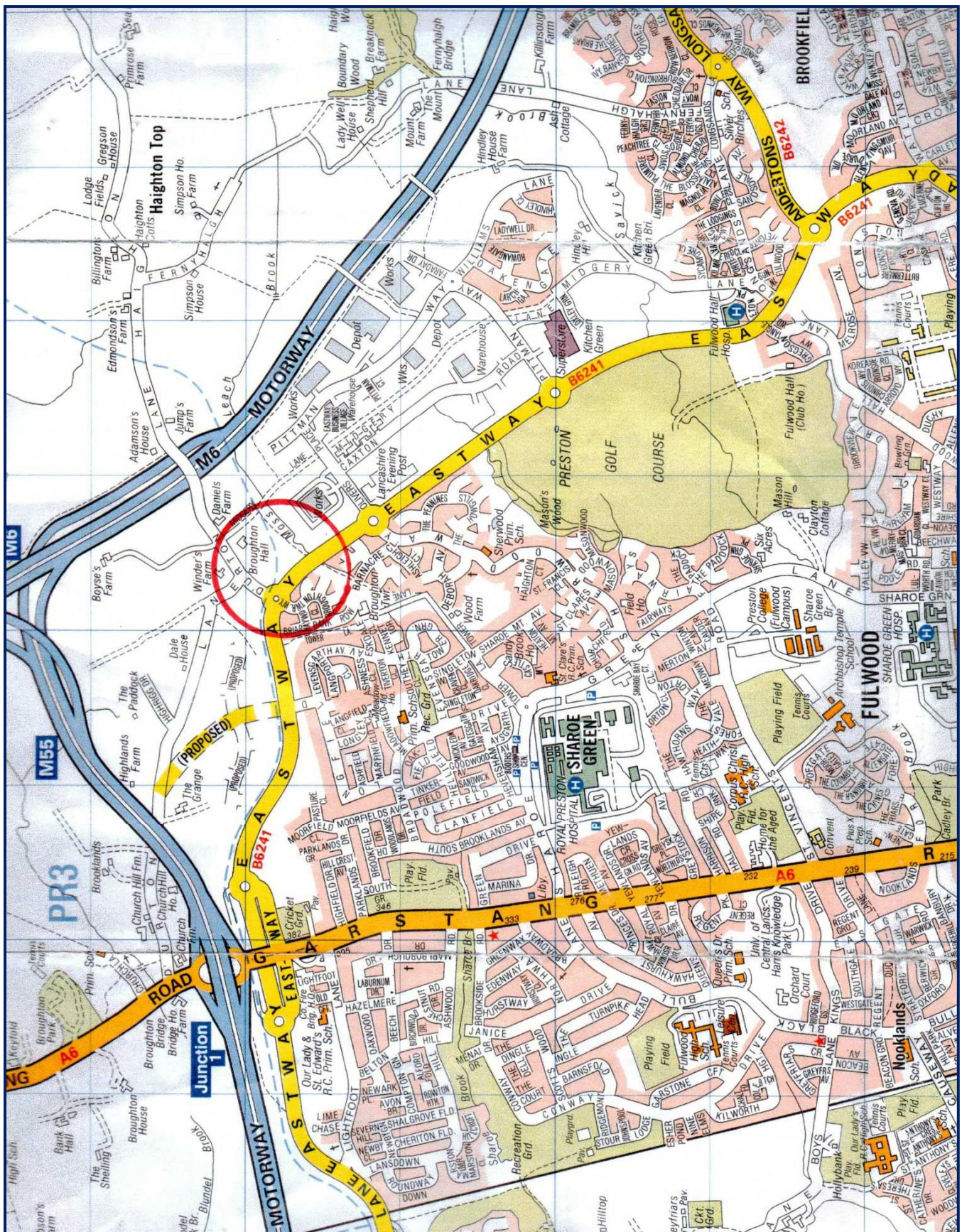
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