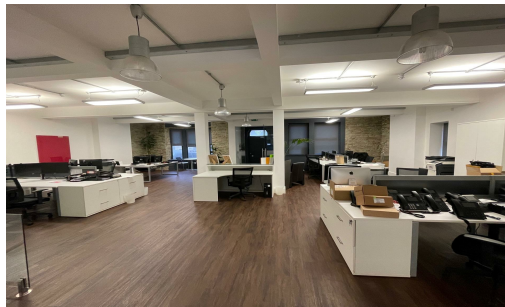


3 Caxton Road, Fulwood, Preston, PR2 9ZZ

**TO LET**



# TO LET

Use - Office

Size - 100 - 7,500 Sq ft

Rent - From £240 pcm plus VAT

- TO LET - Brand new high quality serviced office space
- Close to J31a of M6
- Flexible lease terms
- All inclusive rentals
- Fully furnished options



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## 3 Caxton Road, Fulwood, Preston, PR2 9ZZ

### Location

No3 Caxton Road is prominently situated just off Olivers Place, close to the newly built Aldi, Greggs and B&M.

Preston city centre is approximately 3.5 miles away and the business park has excellent public transport links

### Description

The property has been comprehensively refurbished throughout to provide good quality office and studio space at affordable rentals. The accommodation is available on flexible lease terms and is available immediately.

Some of the other facilities which are included in the rental are listed below:

- Front of house Customer Service
- Meeting room hire
- Cleaning
- Integrated telephone systems
- On site parking
- High quality kitchen and breakout rooms

### Accommodation

There are 50 office suites ranging from 94 sq. ft. up to 2,000 sq. ft.

Full availability available on request.

### Tenure

Leasehold

### Rental

From £240 pcm plus VAT

### Lease Terms

The suites are available on flexible lease terms, full details available on request.

### Rating

These details are available on request.

### Services

Services are available to the property and the cost of utilities is included in the rental.

### Viewing

Strictly through agents

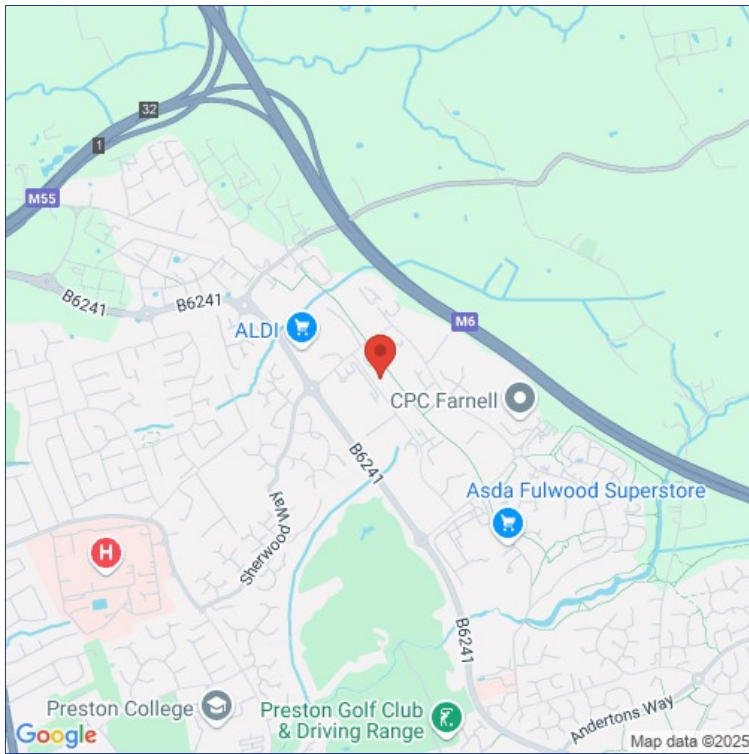
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