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**FOR
SALE**



DETACHED HEADQUARTER OFFICES WITH SUBSTANTIAL PARKING

2,153 m² (23,171 ft²)

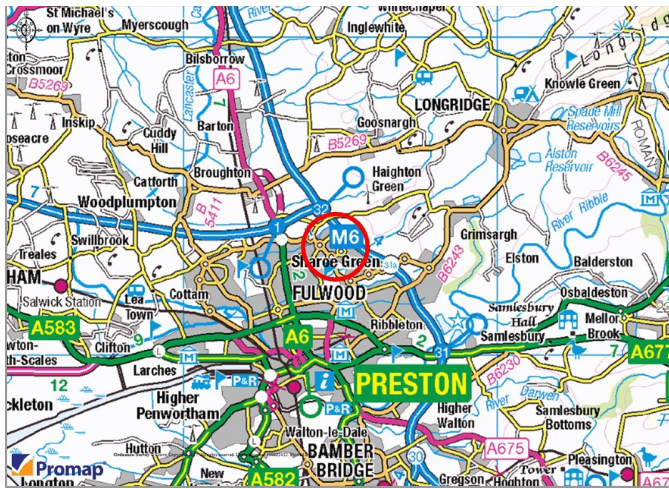
**3 Caxton Road
Fulwood
Preston
PR2 9ZZ**

- Established business park location
- Excellent range of amenities close by
- 139 car parking spaces equating to a ratio of circa 1 space per 167 ft²
- Suitable for a range of alternative uses S.T.P

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Location

The property is situated on Caxton Road close to its junction with Oliver's Place and in turn Eastway, providing excellent access to junction 32 and 31A M6 (2 miles) and junction 1 M55 (1.5 miles) whilst Preston city centre lies less than 1.5 miles to the south west.

Preston railway station serves both local and national rail routes on the West Coast Mainline which connects London Euston with Glasgow. Liverpool and Manchester Airports are also easily accessible and local bus and transport links are close by.

Local amenities include:

- Asda Supermarket
- Aldi
- Costa
- McDonalds
- Burger King
- Subway
- Greggs

Description

A substantial detached two-storey headquarter office building being of brick construction beneath pitched tiled roof set within substantial grounds including extensive car park.

The property provides a mix of open plan and cellular office accommodation together with archive storage accommodation and staff amenities including canteen, shower and WC facilities.

The premises generally benefit from suspended ceilings including recessed lighting and surface mount category II lighting mixed gas fired central heating and comfort cooling, aluminium double glazed windows, passenger lift, CCTV and an intruder alarm system.

The property provides a substantial car park with approximately 139 spaces together bicycle shelter all being floodlit and surrounded by landscaped grounds.

Accommodation

The accommodation extends to the following approximate net internal floor areas:

| | M ² | Ft ² |
|--------------|----------------|-----------------|
| Ground Floor | 1,237 | 13,313 |
| First Floor | 916 | 9,858 |
| Total | 2,153 | 23,171 |

Services

We understand that all mains services are available to the premises including electricity, gas, water and drainage.

We would advise interested parties to make their own separate enquiries in this regard particularly in relation to capacities if re-development is proposed.

Business Rates

The premises have a rateable value of £140,000.

Interested parties should, however, make their own separate enquiries of the local rating authority at Preston City Council (www.preston.gov.uk).

Planning

We understand that the premises benefit from planning consent as offices generally falling within Class E (formerly B1a) of the Town and Country Planning (Use Classes) (Amendments) England Regulations 2020.

Interested parties are advised to make their own separate enquiries of the planning department at Preston City Council (www.preston.gov.uk).

Tenure

Freehold with the benefit of vacant possession.

Asking price

Offers invited.

Further Information

A range of further information is available upon request including title information, floor plans and an asbestos register.

Energy Performance Certificate

Energy Performance Certificate Non-Domestic Building

Certificate Reference Number: 9222-3027-0567-0300-2001

LASCA
 Caxton Road
 Fulwood
 PRESTON
 PR2 9ZZ

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at www.gov.uk/government/collections/energy-performance-certificates.

Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

54 This is how energy efficient the building is.

Technical Information

Main heating fuel: Natural Gas
 Building environment: Heating and Natural Ventilation
 Total useful floor area (m²): 2652
 Building complexity (NOS level): 3
 Building emission rate (kgCO₂/m² per year): 60.3
 Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

21 If newly built

61 If typical of the existing stock

Money Laundering

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser. Our client reserves the right not to accept the highest or any offer received.

Overage and Clawback

Standard NHS overage and clawback provisions apply to this sale with further information available upon request. Consideration may be given to a sale without this condition.

Enquiries

Strictly by appointment with the sole agent:

Eckersley

Telephone: 01772 883388

Contact: Mark Clarkson/Harry Holden

Email: mac@eckersleyproperty.co.uk /

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