

PRESTON
228 Garstang Road
Fulwood
PR2 9QB



OFFICE ACCOMMODATION TO LET **Within New Purpose-Built Health Facility**

- Suitable for a variety of uses
 - Majority now let
- Only 6,300 sq ft (545 sq m) remaining
- Ideally suited to medical / health providers, etc

Fifteen Cross Street
Preston
PR1 3LT

01772 556666
www.morganmartin.co.uk

Regulated by

RICS

LOCATION

Preston is a city located in Lancashire on the north bank of the River Ribble. It is the administrative centre for Lancashire and is located 10 miles west of Blackburn, and 23 miles north-west of Bolton, and 36 miles to the north-west of Manchester.

The property itself is situated on Garstang Road (A6) in Fulwood, approximately 1.5 miles to the north of Preston city centre. Fulwood is an affluent suburb which benefits from strong road links with the M55 and M6, giving access to throughout the local region and the North West.

ACCOMMODATION

The accommodation is situated within the proposed new medical centre to be developed on Garstang Road in the heart of the affluent North Preston suburb of Fulwood.

DESCRIPTION

The premise will form part of a purpose built medical centre which will comprise Doctor's Surgeries, Pharmacy, Dental Practice, research facilities, etc:

Part Second Floor:	545 sq m	(6,300 sq ft)
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Access will be via a shared ground floor entrance with lift access to all floors. There are full WC facilities on each floor.

CAR PARKING

There is on-site parking for over 200 vehicles.

SPECIFICATION

The property is in the final stages of being fitted out to an extremely high standard. Full details of the specification can be provided.

RENTAL

Upon application.

LEASE

A new effectively full repairing and insuring lease for a term of years to be agreed, subject to upward only rent reviews.

VAT

All rents and prices quoted are or may be subject to the addition of VAT at the prevailing rate.

FURTHER INFORMATION

Contact: Charles D Bell
Telephone: 01772 556666
Email: charles@morganmartin.co.uk



For Identification Only

Not to Scale

Chartered Surveyors

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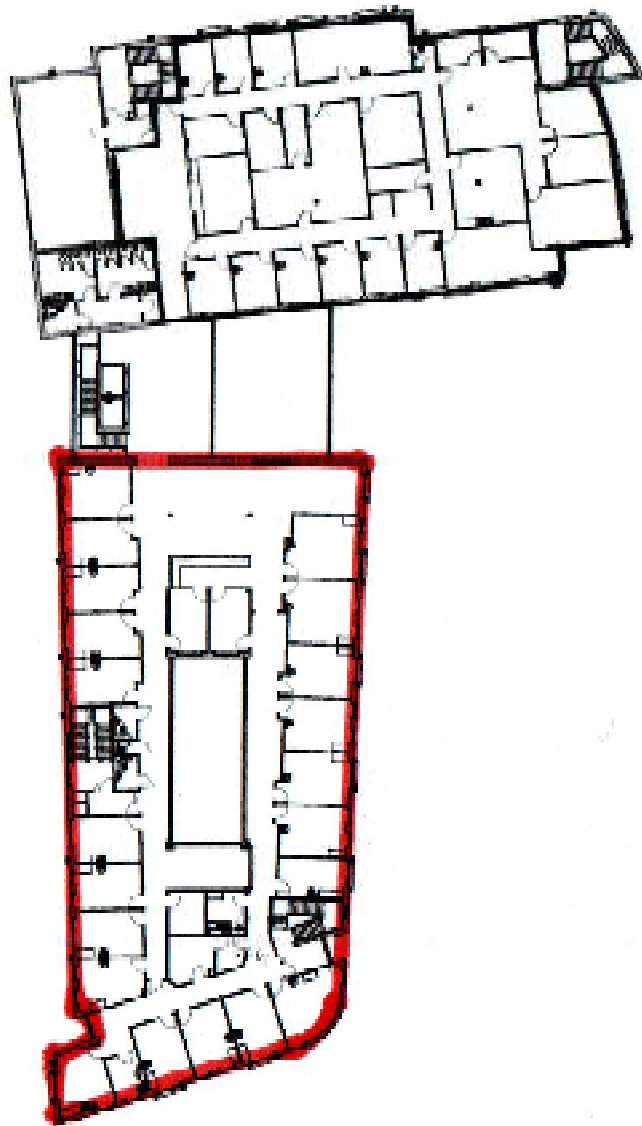
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0m 10m 20m 30m 40m
SECOND FLOOR PLAN Drawing Scale 1:500 @ A4



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