



TO LET

**MODERN
INDUSTRIAL /
WAREHOUSE FACILITY
INCLUDING
EXTENSIVE OFFICES**

**Olivers Place
Fulwood
Preston
PR2 9WT**

LOCATION -The property is situated in Fulwood, a suburb 1 mile to the North of Preston approximately 1 mile from Junction 1 of the M55 motorway and 2 miles from Junction 32 of the M6 motorway. The site lies immediately adjacent to the new Fulwood Central Retail development with occupiers including Aldi, B & M Bargains, Burger King, Subway and Costa Coffee.

DRIVE TIMES:

Lancaster – 27 miles

Manchester – 35 miles

Liverpool – 35 miles

DESCRIPTION -The property comprises a substantial modern, warehouse industrial unit of steel portal frame construction, fully clad with profile metal sheet cladding which also provides the roof covering which benefits from in-set translucent roof panels. Internally, the warehouse benefits from concrete floors throughout and is lit with a mixture of sodium and pendant lighting and heating. The eaves height of the building is 5.5m.

Within the warehouse there are a number of male and female WC's and some office space. The offices are decorated to a good standard including carpeting throughout, plastered and painted walls and suspended ceilings with in-set fluorescent strip lighting. The offices are extensively glazed including a large atrium which has been constructed around an aluminium frame to provide an attractive reception area and glass cased hydraulic lift serving the first floor. There is also some showroom accommodation.

FLOOR AREAS

Warehouse	11,370.26 sq m	(122,392 sq ft)
Ground Floor Offices	1,426.87 sq m	(15,359 sq ft)
First Floor Offices	1,405.37 sq m	(15,127 sq ft)
Total	14,202.50 sq m	(152,878 sq ft)

on a site of 8.5 acres (3.4 ha) approx.

TERMS -The property is available by way of a new full repairing and insuring lease with terms to be agreed.

RENTAL - On application

RATES -R.V. £320,000 (2017 list). Further enquiries should be made of Preston City Council Tel 01772 906972

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

LEGAL FEES - Each party to be responsible for its own legal costs in connection with the transaction.

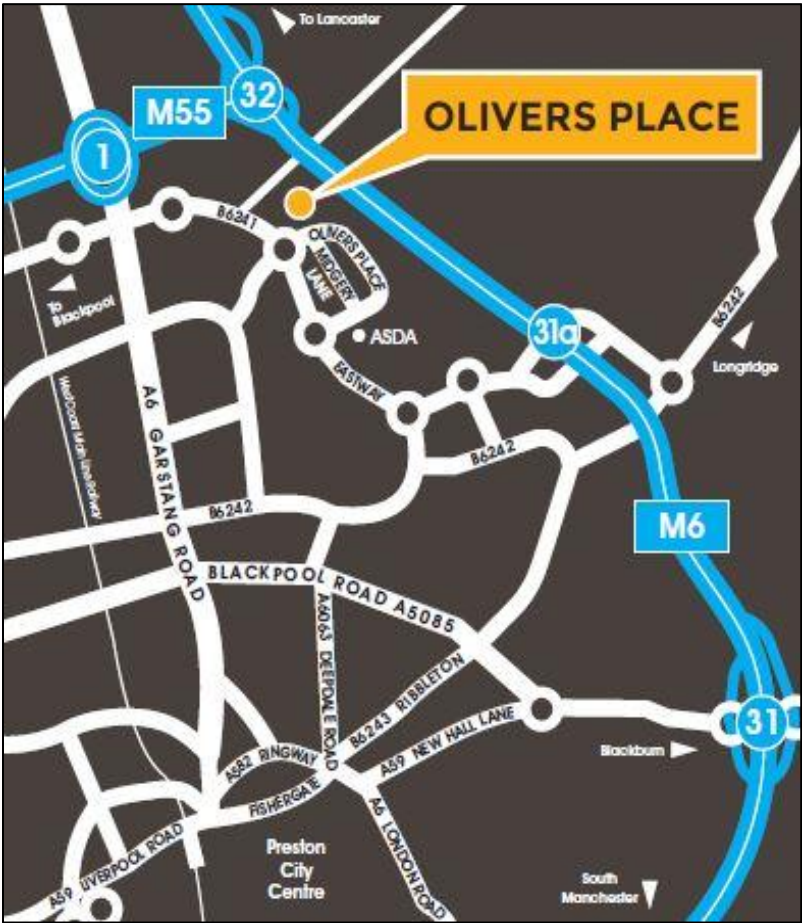
VIEWING
Strictly by appointment

CONTACT
DANNY PINKUS
01772 769000
danny@pinkus.co.uk

01772 769000
www.pinkus.co.uk

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ROBERT PINKUS for themselves and for the vendors and lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of The Joint Agents has any authority to make or give any representations or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT

Energy Performance Certificate Non-Domestic Building



Trans-Continental Group Limited
Olivers Place
Fulwood
PRESTON
PR2 9WT

Certificate Reference Number:
0050-5918-0327-1240-9070

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

53

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): 14092
Assessment Level: 3
Building emission rate (kgCO₂/m² per year): 34.78
Primary energy use (kWh/m² per year): Not available

Benchmarks

Buildings similar to this one could have ratings as follows:

19

If newly built

52

If typical of the existing stock

For full details of available commercial premises throughout the North West, please visit:

www.pinkus.co.uk

1 Winckley Court,
Chapel Street,
Preston
PR1 8BU



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