

To Let

Broughton Business Park
Oliver's Place
Preston
PR2 9ZA

September 2018



Highlights

- Units from 4,705 sq ft
- KVA Capacity 3.5MVA
- Optic Fibre Broadband
- Fully Refurbished
- Fitted AC Units
- On-site Parking for 300 cars

Location

Preston is an established location within the wider North West commercial market. The property is located within the North Preston employment area of Fulwood, approximately 3 miles north of Preston city centre. It benefits from excellent motorway connectivity being situated approximately 2 miles from Junction 31a/32 of the M6 and Junction 1 of the M66 motorway. Preston Railway Station serves both local and national rail routes on the West Coast Mainline which connects London Euston with Glasgow.

Description

The property was constructed in the late 1980s and comprises a steel portal frame manufacturing facility. It was previously occupied by the Lancashire Evening post and offers units from 4,705 sq ft to 82,891 sq ft.

The eaves height of the premises varies across the various units ranging from 4.65 m to 17.56 m. In addition there is a substantial yard, security gate house, ample on site parking within landscaped grounds and power supply into the premises.

Terms

Units are available by way of flexible lease terms up to 5 years on full repairing and insuring terms. The leases will be contracted out of the security provisions of the Landlord & Tenant Act.

Rates

Each unit will require assessment upon occupation.

Planning

Most industrial and warehouse uses will be permitted. Interested parties are recommended to contact Preston City Council to discuss their proposal use in greater detail.

Service Charge / Building Insurance

A service charge/building insurance will be levied on occupiers of the larger units which will cover maintenance to the landscaped and car park areas, management, security etc. Full details upon request.

Services

It is understood that all mains services are available to the larger premises. Full details on request.

EPC

There is an EPC rating of C. Copy available upon request.

VAT

The rent is subject to VAT.

Legal Fees

Each part to be responsible for its own legal costs in connection with the transaction.

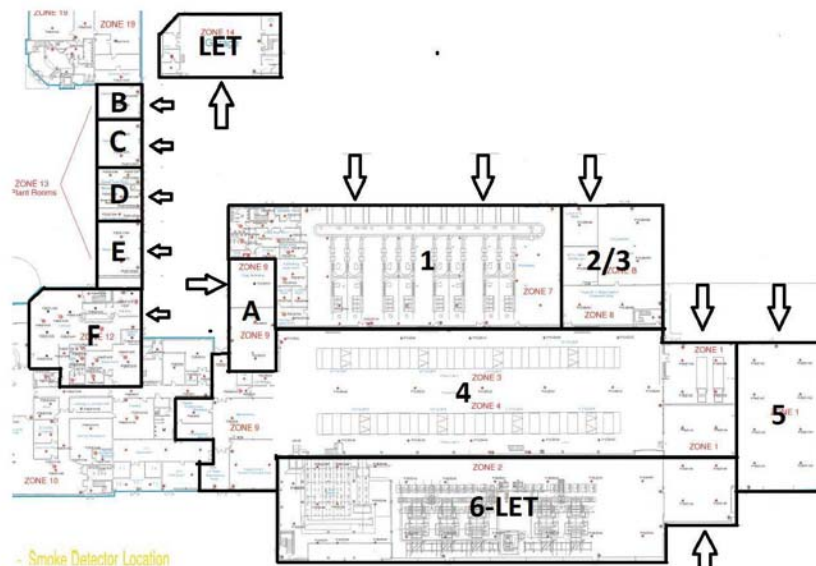
Availability

Unit	Size (sq ft)	Size (sq m)	Rental (per annum)
Unit 1 Office/Amenity Warehouse TOTAL	1,869 12,868 14,737	173.6 1,195.4 1,369.1	£52,500
Unit 2/3 Storage	4,705	437.10	£22,000
Unit 4 Ground floor—high bay Loading Ancillary First floor—offices TOTAL	20,578 3,127 (approx.) 2,000 5,281 30,986	1,911.7 290.50 185.80 490.60 2,878.69	£115,000
Unit 5 Warehouse	5,590	519.30	£25,000
Unit 6 Ground floor—low bay Ground floor—high bay First floor—office Second floor—amenity TOTAL	4,937 12,062 4,937 4,937 26,873	458.66 1,120.59 458.66 458.66 2,496.57	LET

NB: Units can be combined if necessary.

All rents exclusive of service charge, building insurance and costs of occupancy egg rates, electric, gas, and water rates.

FRI leases for a minimum term of 5 years.





For further information
please contact:

Ruth Leighton

0161 956 4206

ruth.leighton@avisonyoung.com

Joint Agent

Danny Pinkus, Robert Pinkus & Co

01772 769000

danny@pinkus.co.uk

Neil Weaver, Taylor Weaver

01257 204900

neil@taylorweaver.co.uk

Property ref

avisonyoung.co.uk/13741

Avison Young

Norfolk House, 7 Norfolk Street, Manchester M2 1DW

Avison Young is the trading name of GVA Grimley Limited. © 2018 GVA Grimley Limited

October 2018

Avison Young hereby gives notice that the information provided (either for itself, for any joint agents or for the vendors lessors of this property whose agent Avison Young is in this brochure is provided on the following conditions: (1) The particulars are set out as a general outline only, for the guidance of intending purchasers and/or lessees and do not constitute an offer or contract, or part of an offer or contract.

(2) All descriptions, dimensions and references to this property's condition and any necessary permission for use and occupation, and any other relevant details, are given in good faith and are believed to be correct. However, any intending purchasers or tenants should not rely on them as statements or representations of fact but satisfy themselves of their correctness by inspection or otherwise.

Our Offices

Birmingham

Bristol

Cardiff

Dublin

Edinburgh

Glasgow

Leeds

Liverpool

London

Manchester

Newcastle

(3) No person in the employment of Avison Young or any joint agents, has any authority to make or give any representation or warranty whatsoever in relation to the property or properties in this brochure. (4) All prices quoted are exclusive of VAT.

(5) Avison Young shall have no liability whatsoever in relation to any documents contained within the brochure or any elements of the brochure which were prepared solely by third parties, and not by Avison Young.