



**TO LET  
HIGH  
QUALITY  
OFFICE UNITS  
FROM 5,000  
SQ FT**

**BROUGHTON  
BUSINESS PARK  
OLIVER'S PLACE  
PRESTON**

### LOCATION

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 M55 motorway.

### DESCRIPTION

The office space has recently been refurbished and benefits from:

- LED lighting
- New carpet tiles
- Redecoration
- Air conditioning
- Perimeter & Floor data trunking
- WC and kitchen facilities
- Ample car parking

### FLOOR AREAS

Approximate net internal areas:

#### Building 1

Ground Floor	351.77 sq m	(3,785 sq ft)
First Floor	467.76 sq m	(5,033 sq ft)
<b>Total</b>	<b>819.53 sq m</b>	<b>(8,818 sq ft)</b>

**Building 2** 3,251.60 sq m (35,000 sq ft)

### RENT/TERMS

Rents from £7.50 per sqft. The offices are available by way of flexible lease terms up to 5 years on full repairing and insuring terms.

**RATES** - Each unit will require assessment upon occupation.

### PLANNING

B1 – Office.

### 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.

**VAT** - The rent is subject to VAT.

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

**VIEWING**  
Strictly by appointment

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**ROBERT  
PINKUS**

**& CO**



**Energy Performance Certificate**  HM Government  
Non-Domestic Building

Broughton Printers Ltd  
Olivers Place  
Fulwood  
PRESTON  
PR2 9WT

**Certificate Reference Number:**  
0620-0037-1229-4102-9006

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](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

**A+**

..... Net zero CO<sub>2</sub> emissions

**A** 0-25  
**B** 26-50  
**C** 51-75  
**D** 76-100  
**E** 101-125  
**F** 126-150  
**G** Over 150

Less energy efficient

**68** 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 (m<sup>2</sup>): 2210  
Building complexity (NOS level): 3  
Building emission rate (kgCO<sub>2</sub>/m<sup>2</sup> per year): 49.95  
Primary energy use (kWh/m<sup>2</sup> per year): Not available

**Benchmarks**

Buildings similar to this one could have ratings as follows:

**25** If newly built  
**68** If typical of the existing stock

For full details of available commercial premises throughout the North West, please visit: [www.pinkus.co.uk](http://www.pinkus.co.uk)

16-18 Riversway Business Village, Navigation Way, Preston PR2 2YP



ROBERT PINKUS



Date: 29.08.18

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