

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

Perimeter & Floor data trunkingWC and kitchen facilities

Ample car parking

- New carpet tiles
- Redecoration
- Air conditioning

FLOOR AREAS

Approximate net internal areas:

Building 1

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

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.

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

BROUGHTON BUSINESS PARK OLIVER'S PLACE PRESTON

VIEWING Strictly by appointment

CONTACT Danny Pinkus 01772 769000 danny@pinkus.co.uk

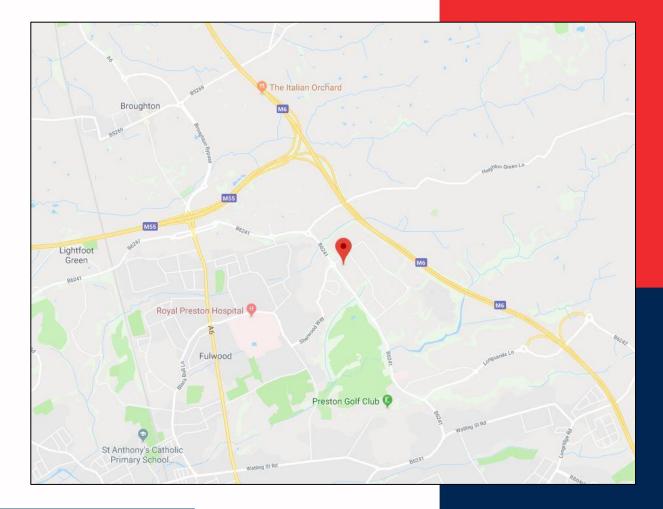
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Ruth Leighton GVA 0161 834 7187 ruth.leighton@gva.co.uk



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Broughton Printers Ltd Olivers Place Fulwood PRESTON PR2 9WT					ence Number: 229-4102-9006	
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For full details of available commercial premises throughout the North West, please visit: www.pinkus.co.uk

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



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Date: 29.08.18 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