

Most cost-effective storage space in North West

**DISTRIBUTION
UNIT
TO LET
(SHORT TERM
AVAILABLE)
1 Olivers Place
Fulwood
Preston
PR2 9WS**



LOCATION The property is located on Olivers Place, Preston Just off Eastway providing direct access onto the M6 and M55 motorways.

Preston City Centre is approximately 3.5 miles away with excellent transport links and retail amenities with Fulwood Central adjacent to the building including occupiers such as Aldi, Greggs, Subway and B & M Bargains.

DESCRIPTION The property is of steel portal frame construction with fully clad and profile metal cladding with circa 10% roof lights. The building is of the following specification:

- Open plan warehousing
- Large oversized fully concreted yard
- Up to 1MVA power on site
- Two storey offices at front which could be additional storage
- 5.5m eaves (underside of haunch)
- 68m yard depth
- Securely fenced with electronically accessed gates
- 4 level access doors

ACCOMMODATION

Warehouse	11,270 Sq m	(121,309 sq ft)
Offices	2,898 Sq m	(31,191 sq ft)
TOTAL	14,168 sq m	(152,500 sq ft)

(Ability to split the warehouse)

TERM The property is available by way of a new FRI lease on terms to be agreed either as a whole or in part.

RENT from **£3.95 per sq ft** exclusive

ANTI MONEY LAUNDERING Under HMRC and RICS regulations and The Criminal Finances Act 2017, as property agents facilitating transactions, we are obliged to undertake AML due diligence for both the purchasers and vendors (our client) involved in a transaction. As such, personal and or detailed financial and corporate information will be required before any transaction can conclude.

**VIEWING
Strictly by appointment**

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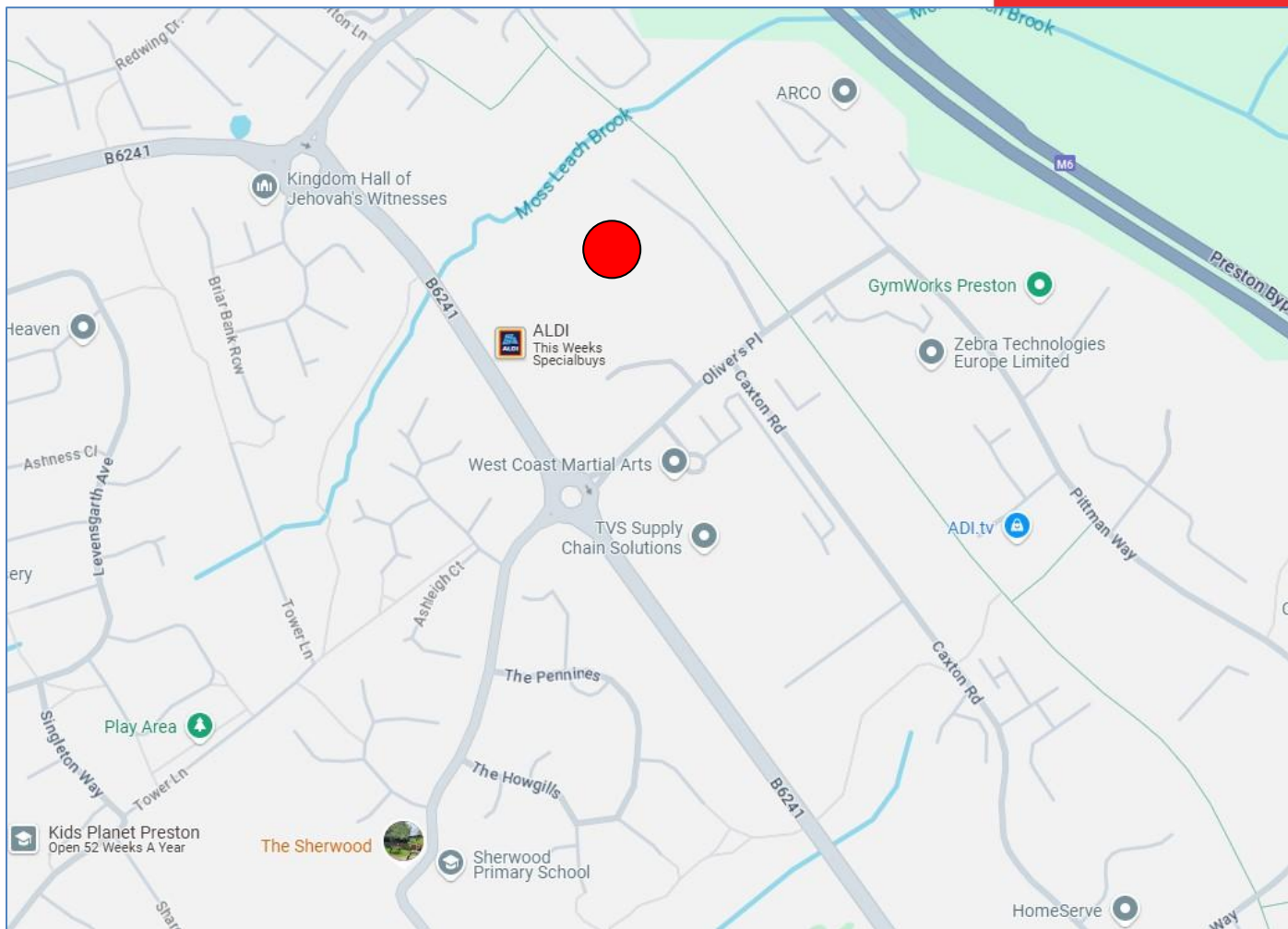
RATES The Rateable Value is £340,000 (2023 list). Estimated Rates Payable £174,000 (2024/2025).

EPC Available on request.

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.

LOCATION



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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