
THE PREMIER BUILDING

Fox Street Preston PR1 2AB



AVAILABLE
NOW

Viewing & Enquiries
Strictly by appointment

Overview

Occupying a busy roadside location adjacent to the UCLan campus and a short walk from the city's railway station, the building also houses German Doner Kebab and Kaspas's Desserts, with the potential for further income to be generated from additional suites on the Ground and First Floors.

Jeff Morton, Seneca Property CEO said, "The current UK real estate climate presents an attractive contra cyclical, entry point for investments in well-located and well-occupied properties, particularly where you have a very strong and well-established tenant in place such as Premier Inn."

Chris Bullough, Seneca Property MD added, "We remain acquisitive and have significant funds to deploy, we are still seeing that the current market can provide opportunities to source and acquire assets with sound property fundamentals whilst also offering very attractive risk-adjusted returns".



10 mins M6 J31



2,000 – 14,500 sq ft



Parking for 20 cars



20-70 desk spaces



Outside space

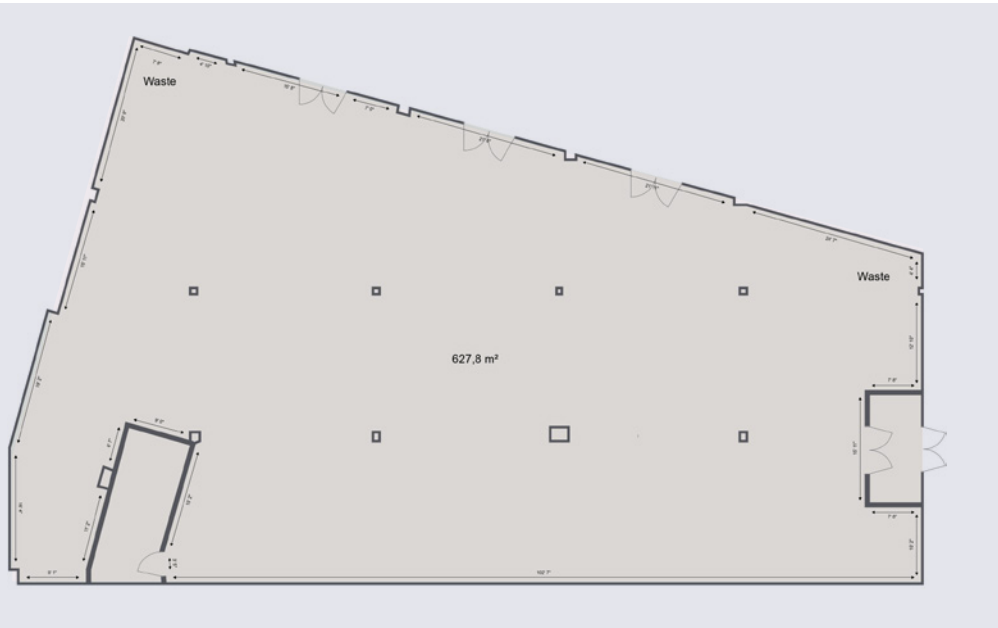


Flexible specification



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First floor (current)



With a total footprint of 6,500 square foot, it is possible to split the space into 3 smaller units thanks to the configuration of the entrance doors. These can also be reconfigured into glazed panels to create 1 large open space with great natural light from both aspects of the building.














High ceilings provide an opportunity for exposed services and ducting creating a modern industrial charm.

First floor (proposed)



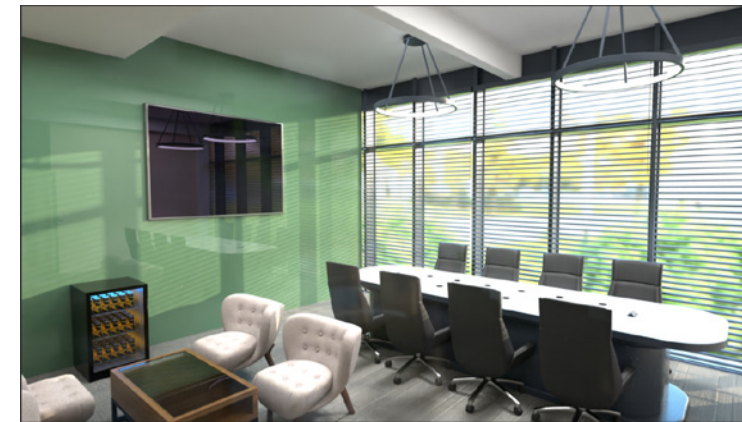
An example of a generously spaced 70 desk layout with board/training/breakout and quiet areas.

Proposed specification:

-  Full access raised floors
-  Suspended ceiling with LED lighting
-  New Air conditioning system
-  New carpet
-  Double glazed windows
-  New toilet and shower facilities
-  DDA compliant
-  Executive coffee lounge
-  Outside seating area
-  Informal meeting areas
-  20 on-site parking spaces

First floor (proposed)

Example images of an open plan office layout fitted to a high standard. Creating a warm, welcoming working environment that will impress colleagues and customers alike. Our design team can create the perfect workspace for you.



Location



Preston is a vibrant city with a population of over 332,000 people including 35,000 students based at the historical University of Central Lancashire (UCLAN).



Preston has undergone significant regeneration in recent years. In 2020 the Council drew up a 15-year City Investment Plan to enhance the city centre.



Preston has successfully leveraged Government funding applications, such as the c.£430m 'City Deal' to transform the area creating 20,000 new jobs and 17,420 homes.



£200m will be invested into Western Distribution and link roads scheme to improve Preston's road infrastructure.

Source: www.investprestoncity.com



Location

Preston is located in the North West of England and is situated 33 miles north west of Manchester, 35 miles north east of Liverpool and 17 miles east of Blackpool. Preston benefits from excellent communications being located within 4 miles of the M6 (north-south) and the M65 (east-west). The City is also linked to Manchester via the M61 motorway and Blackpool via the M55.

Manchester
≈ 50 mins

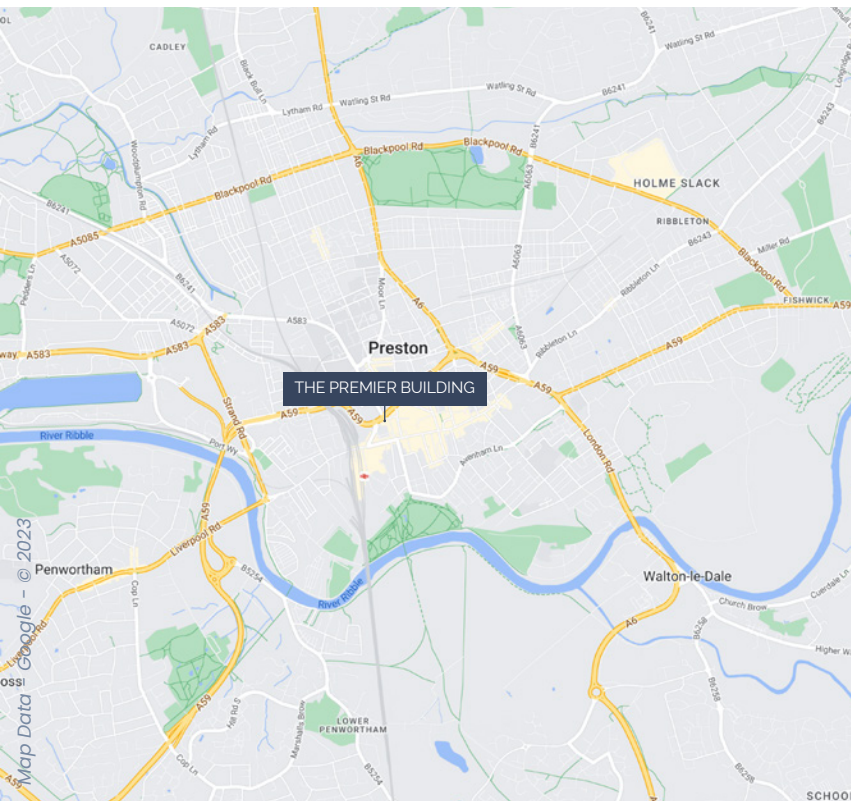
Manchester Airport
≈ 60 mins

Liverpool
≈ 60 mins

Birmingham
≈ 2 hours

London
≈ 2 hours 10

Edinburgh
≈ 2 hours 30



 **PR1 2AB**

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Information

Terms

The offices are available to let either as a whole or on a floor by floor basis by way of new effective FRI leases for a term to be agreed. Rent upon application.

Service Charge & Insurance

The tenant will be responsible for the payment of a service charge to cover the upkeep and maintenance of the common areas. Further information available upon request.

EPC

A full copy of the certificate is available upon request.

VAT

All prices, premiums and rents are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in the preparation and completion of the legal documentation.

(1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Seneca Property in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Seneca Property nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Seneca Property, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.

(2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

(3) Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

(4) VAT: The VAT position relating to the property may change without notice.

(5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 we may be required to establish the identity and source of funds of all parties to property transactions.

Viewings & enquiries: strictly by appointment:

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