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commercial property solutions

**TO LET
(MAY SELL)**



SELF-CONTAINED OFFICES

251.5 m² (2,706 ft²)

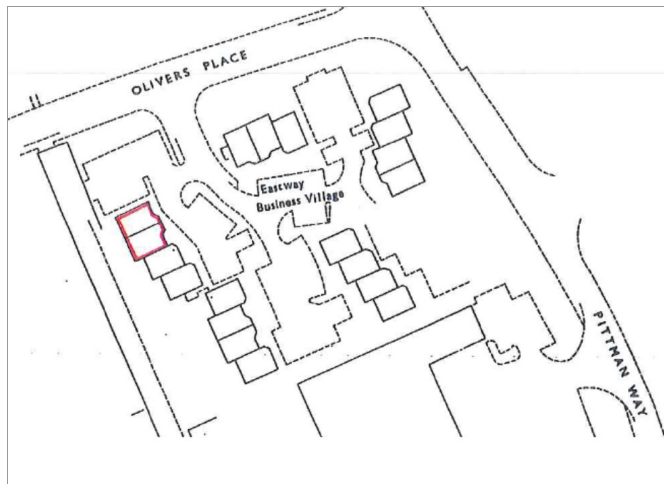
Unit 1/2
Eastway Business Village
Olivers Place
Fulwood
Preston
PR2 9WT

- Accessible location
- Attractive self-contained premises
- On-site car parking
- Open plan accommodation

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Preston
PR1 3JJ

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Lancaster
LA1 1ET



Location

Eastway Business Village is located within the North Preston Employment Area approximately 3 miles to the north of Preston City Centre.

The location benefits from excellent motorway connections with easy access to junction 1 of the M55 Motorway (junction 32 of the M6) and junction 31a of the M6 Motorway.

Nearby occupiers include the Lancashire NHS Trust, Zebra Technologies, a major Royal Mail sorting office and an Asda Superstore.

Description

The unit comprises a two storey self-contained end terraced office building of brickwork construction beneath a pitched roof and features an attractive glazed entrance atrium.

The building provides predominantly open plan accommodation over ground and first floors together with kitchen and WC facilities at ground floor level.

The accommodation is carpeted and decorated throughout incorporating a suspended ceiling with recessed lighting.

Externally, 10 dedicated car parking spaces are provided.

Accommodation

The premises extend to the following approximate net internal (NIA) areas:

	m ²	ft ²
Ground floor	119.5	1,286
First floor	132.0	1,420
Total	251.5	2,706

Services

We believe the premises have mains connections to electricity, water and drainage.

Rating Assessment

As from 1 April 2026 the premises will have the following Rateable Values:

Ground Floor	£12,000
First Floor	£13,000

Interested parties should, however, make their own separate enquiries of the local rating authority at Preston City Council (www.preston.gov.uk).

Planning

It is understood the premises benefit from an established use within Class E of the Town and Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are recommended to make their own enquiries of the planning department at Preston City Council.

Terms

The property is available to let by way of a new full repairing and insuring lease for a term to be agreed.

Alternatively, our Client may consider a sale of the freehold of the property.

Asking Rental

£29,000 per annum, exclusive.

Asking Price

£350,000.

Service Charge

An estate service charge is payable to cover the cost of the management and maintenance of the development.

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificate

Kishoch Systems Ltd. Unit 1 Eastway Business Village, Olivers Place Preston PR2 9WT	Energy rating E	Valid until 12 September 2028 Certificate number 0910-0038-9239-5191-2006
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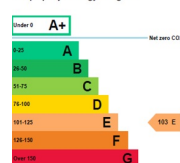
Property type	A1/A2 Retail and Financial/Professional services
Total floor area	325 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is E.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

VAT

All figures quoted will be liable to VAT at the standard rate.

Money Laundering

Please note that, once an offer is accepted, we are required to undertake customary due diligence on all prospective purchasers and Tenants (subject to rental amount). This includes obtaining proof of identity and proof of address.

An anti money laundering check will then be carried out via SmartSearch in order to comply with HMRC anti money laundering requirements.

Photographs and Plans

All photographs and plans provided within these particulars are indicative and for information purposes only and should not be relied upon.

Enquiries

All enquiries to the sole letting agents:

Eckersley

Telephone: 01772 883388

Contact: Mary Hickman

Email: preston@eckersleyproperty.co.uk