



**1 Olivers Place, Preston, PR2 9WS**

**53, 948 sq ft - 121,309 sq ft**

- Fully secure site with gated access
- Large secure concreted yard up to 68 metre depth
- Up to 1MVA of power available
- 5.5 m eaves
- Close proximity to Preston City Centre and easily accessible onto the M55 & M6 motorways

**0161 375 6000**

[www.b8re.com](http://www.b8re.com)

## 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.

## ACCOMMODATION

Description	Size (sq ft)	Size (sq m)
Unit 1	53,948	5,012
Unit 2 & 3	67,361	6,258
<b>TOTAL</b>	<b>121,309</b>	<b>11,270</b>



## DESCRIPTION

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

- Open plan warehousing
- 5.5 metre eaves (underside of the haunch)
- Large oversized fully concreted yard (1.9 acres)
- 68M yard depth
- Up to 1MVA power on site
- Securely fenced with electronically accessed gates
- 4 level access doors

Alternatively, the unit has the ability to split, offering two separate units with secure yard areas and loading. Unit 1 comprises 53,948 sq ft & Unit 2 & 3 comprises 67,361 sq ft.

Plans to be provided upon request.

## TERMS

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

## LEGAL COSTS

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

## VAT

All prices are quoted exclusive of but may be liable to VAT at the prevailing rate

## EPC

A copy of the EPC certificate for the property is available on request

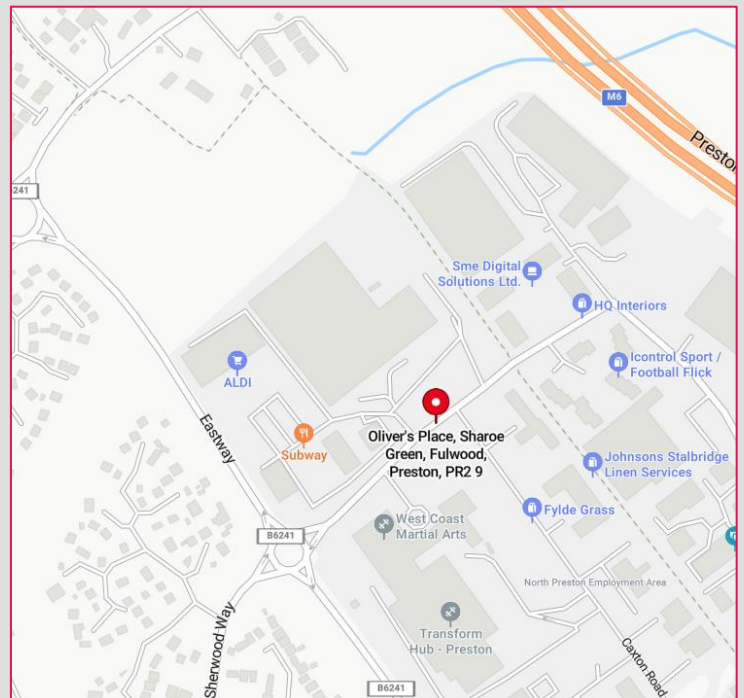
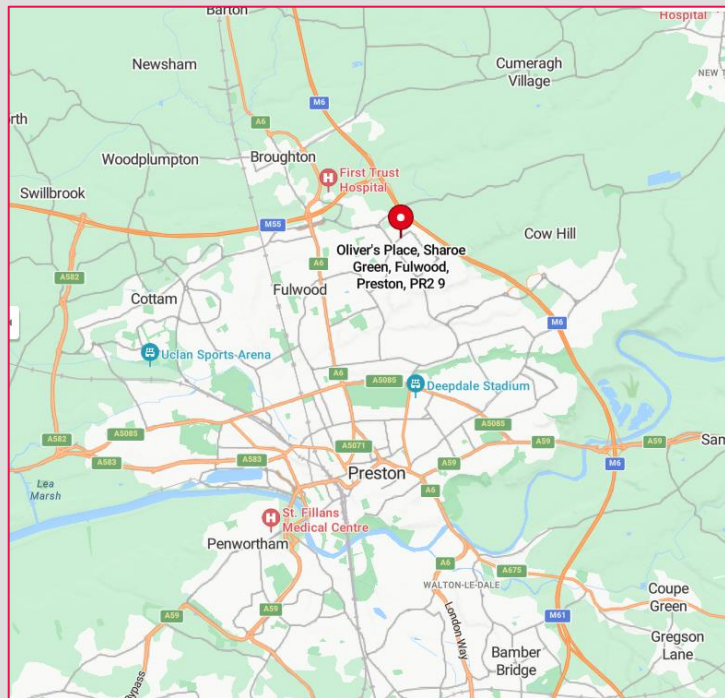
## VIEWINGS

For further information please contact:

<b>Contact:</b>	<b>Steve Johnson</b>	<b>Will Kenyon</b>
<b>Tel:</b>	<b>0161 320 520</b>	<b>0161 320 520</b>
<b>Email:</b>	<a href="mailto:steve@b8re.com">steve@b8re.com</a>	<a href="mailto:will@b8re.com">will@b8re.com</a>

## Anti-Money Laundering

Under Anti-Money Laundering Regulations we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute. A request for information for identity verification purposes will be sent to the proposed tenant/purchaser once terms have been agreed.



Date of publication August 2024

PROPERTY MISEDSCRIPTIONS ACT 1991 B8 Real Estate for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1 These particulars do not constitute any part of an offer or contract. 2. The information contained within these Particulars has been checked and unless otherwise stated is believed to be materially correct at the date of publication. After publication circumstances may change beyond our control, but prospective purchasers or Tenants will be informed of any significant changes as soon as possible. 3. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith and are believed to be correct, but are made without responsibility and should not be relied upon as representations of fact. Intending Purchasers or Tenants should satisfy themselves as to their correctness before entering into a legal contract. 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. However, they have not been tested and therefore we give absolutely no warranty as to their condition or operation. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending Purchaser or Tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction. 6. The Vendors or Lessors do not make or give nor does the Agent nor any person in their employment, have any authority to make or give any representation or warranty whatsoever in relation to this property.

**0161 375 6000**

[www.b8re.com](http://www.b8re.com)