

TO LET



**TULKETH
MILL**

BLACKPOOL ROAD **PRESTON** PR2 2DY



**3rd & 4th Floors
Available as
High Spec Office
Accommodation**

**from 10,000 to
165,750 sq ft
(929 to
15,398 sq m)**



PRESTON



Part Ground,
1st & 2nd Floors Let to

**TalkTalk
Group**



AN ICONIC OFFICE OPPORTUNITY

Properties like Tulketh Mill represent rare opportunities to take heritage buildings and transform them into iconic modern offices.

Following in the style of Fort Dunlop in Birmingham; Soapworks in Manchester and Matchworks in Liverpool, to name just three, Tulketh Mill can deliver up to 165,750 sq ft of high quality, high image, air conditioned workspace. With massive floorplates of up to 57,000 sq ft, currently there is no opportunity available quite like it in the whole of the North West.

Already part let to TalkTalk plc the vacant space can be tailored to individual occupiers' precise requirements and can be sub divided into suites as small as 3,700 sq ft.

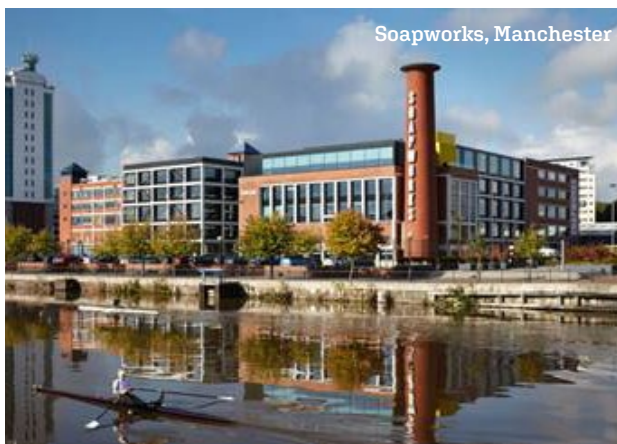
Fort Dunlop, Birmingham



Matchworks, Liverpool



Soapworks, Manchester



Tulketh Mill , Preston



Tulketh Mill is a Grade II Listed mill occupying a prominent position off the A5085 Blackpool Road just to the north west of Preston town centre.

The Mill was built in 1905 at the height of the cotton boom and is one of Lancashire's most notable former spinning mills.

Tulketh Mill, with its prominent chimney is still a landmark building within Preston. The 1st and 2nd floors, with entrance and ancillary office accommodation on the ground floor, are now let to TalkTalk Group.

The remainder of the building on part ground, 3rd and 4th floors plus the former two storey Engine Room are now available to let.



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PROPOSED OFFICE SPECIFICATION AND BUILDING FEATURES

1

Internal Glazing

New metal framed internal glazing system

2

Brickwork

Existing brickwork cleaned to be left bare and sealed

3

Windows

New fixed glazed aluminium windows, matching existing sections

4

Raised Floors

New raised access floors

5

Columns

Existing columns to be repainted

6

Comfort Cooling

Mechanical comfort cooling system, with exposed services, running between the existing downstand beams

7

Acoustic Raft

Acoustic panels/baffles suspended above workstations

8

Lighting

High level linear LED lighting with feature lighting in walkway areas

9

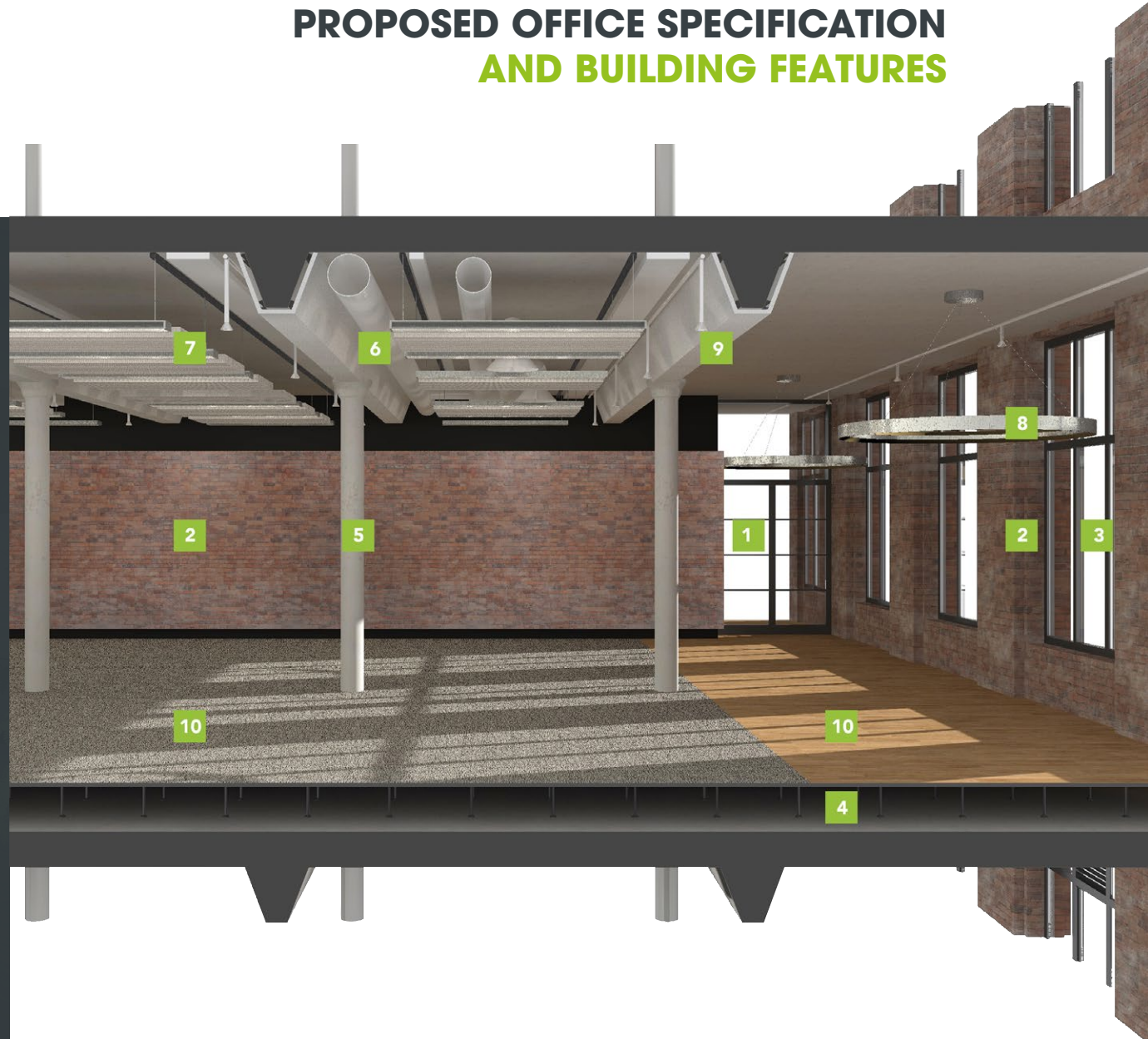
Sprinklers

New Sprinkler system

10

Finishes

Mix of hard and soft flooring to define zones



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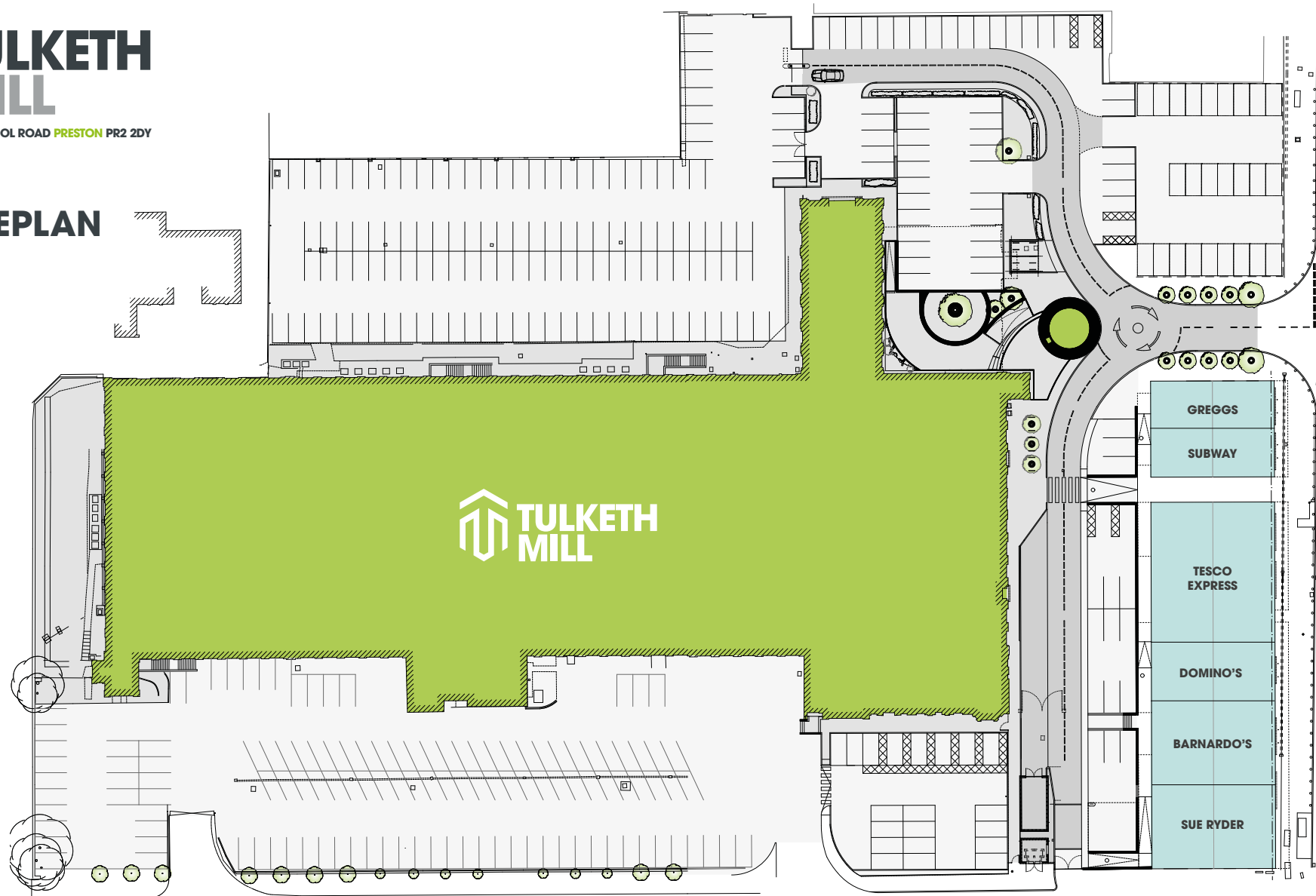


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SITEPLAN

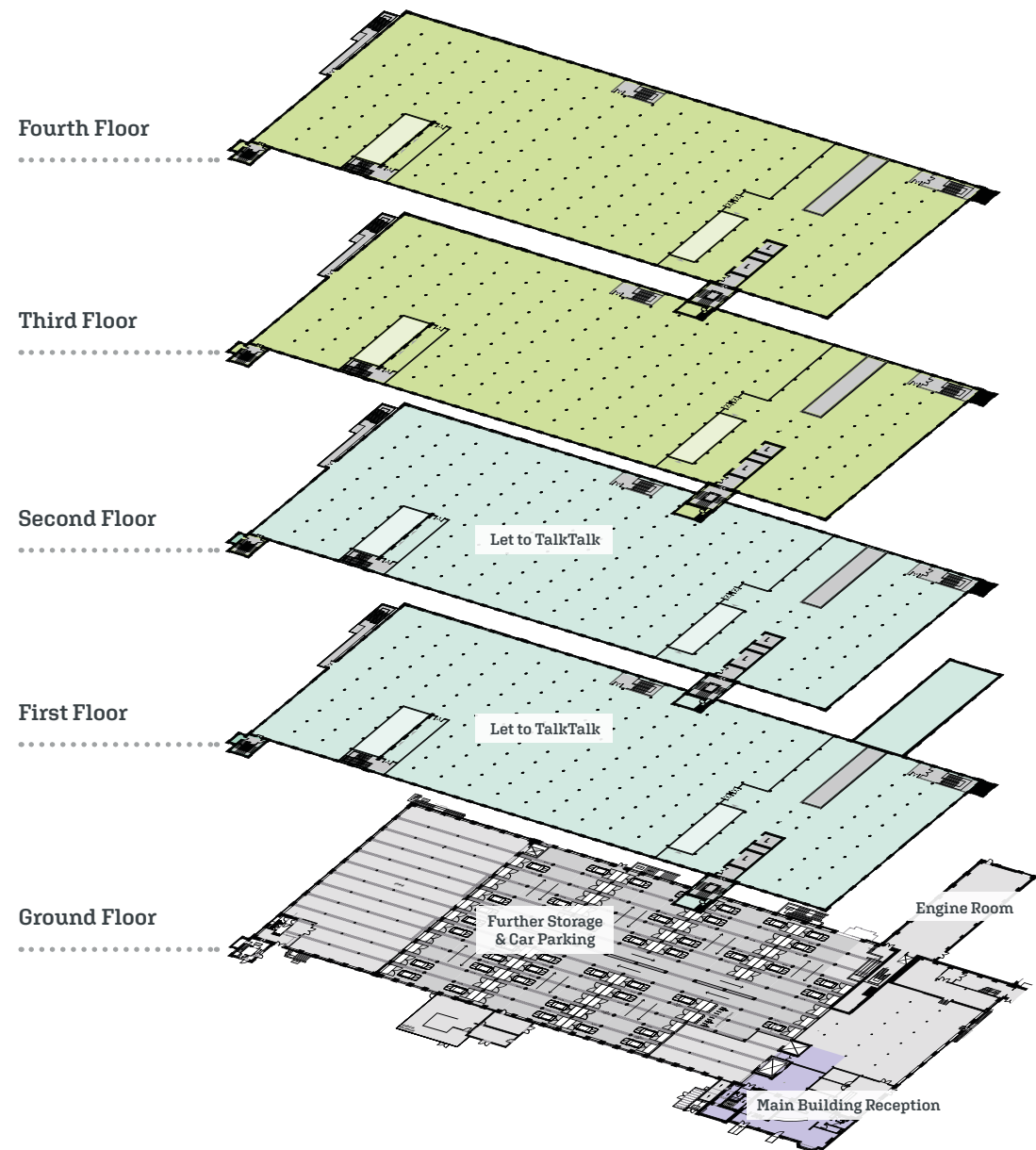
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ACCOMMODATION SCHEDULE

Floor	sq ft	sq m
Ground Floor - Part Available	46,000	4,274
Engine Room	5,750	534
1st Floor	LET	
2nd Floor	LET	
3rd Floor	57,000	5,295
4th Floor	57,000	5,295
Total	165,750	15,398

With massive floorplates of up to 57,000 sq ft there is no opportunity quite like it



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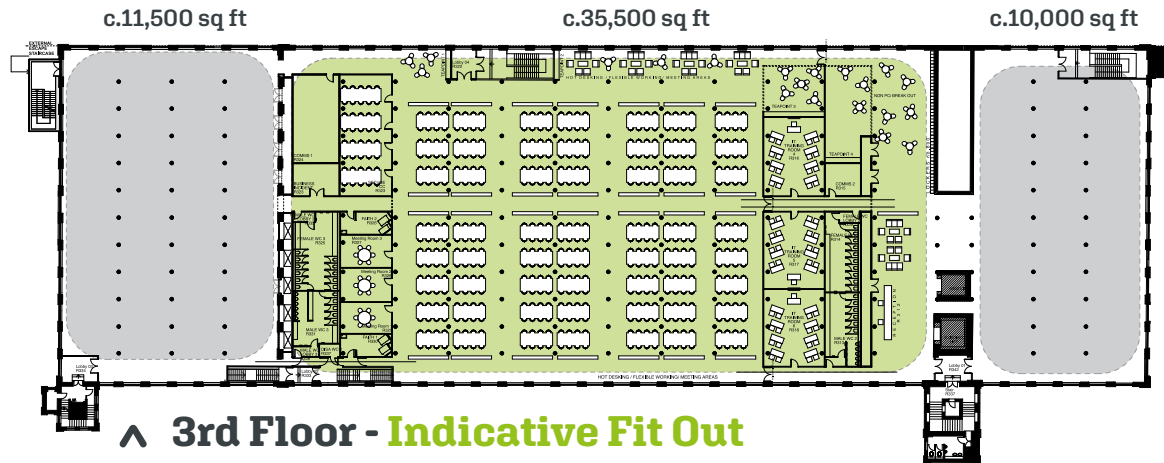


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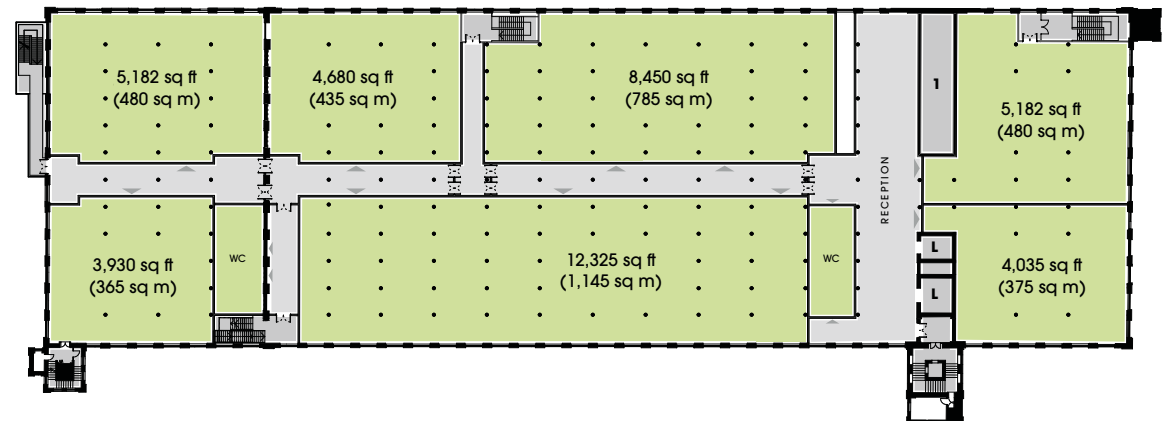




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▼ 3rd Floor - Indicative Fit Out Option 2



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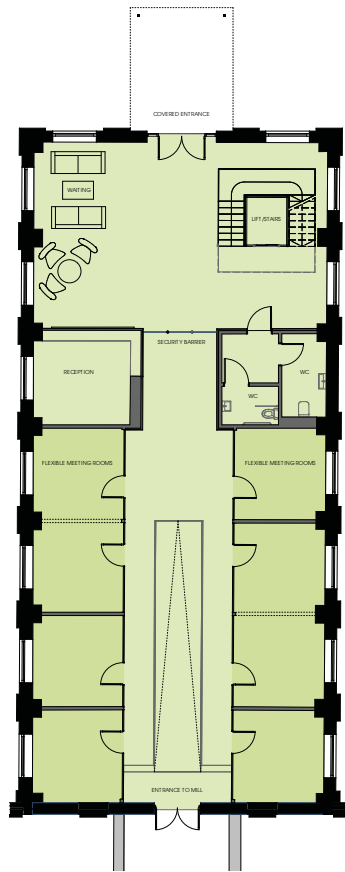
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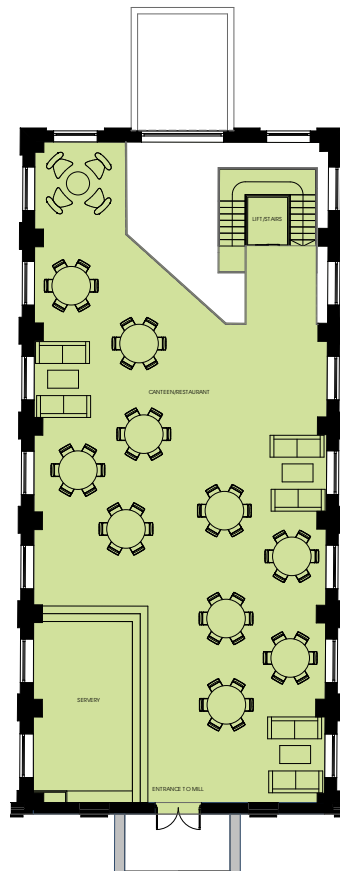
THE ENGINE ROOM

The Engine Room provides up to 5,750 sq ft of space on Ground and Mezzanine levels. Steeped in history The Engine Room can be converted to accommodate a variety of uses.

For a large office occupier it could be utilised as an impressive self-contained entrance, reception, meeting area and café, which would link directly to the 3rd and 4th Floors.



Indicative Ground Floor Plan



Indicative Mezzanine Floor Plan



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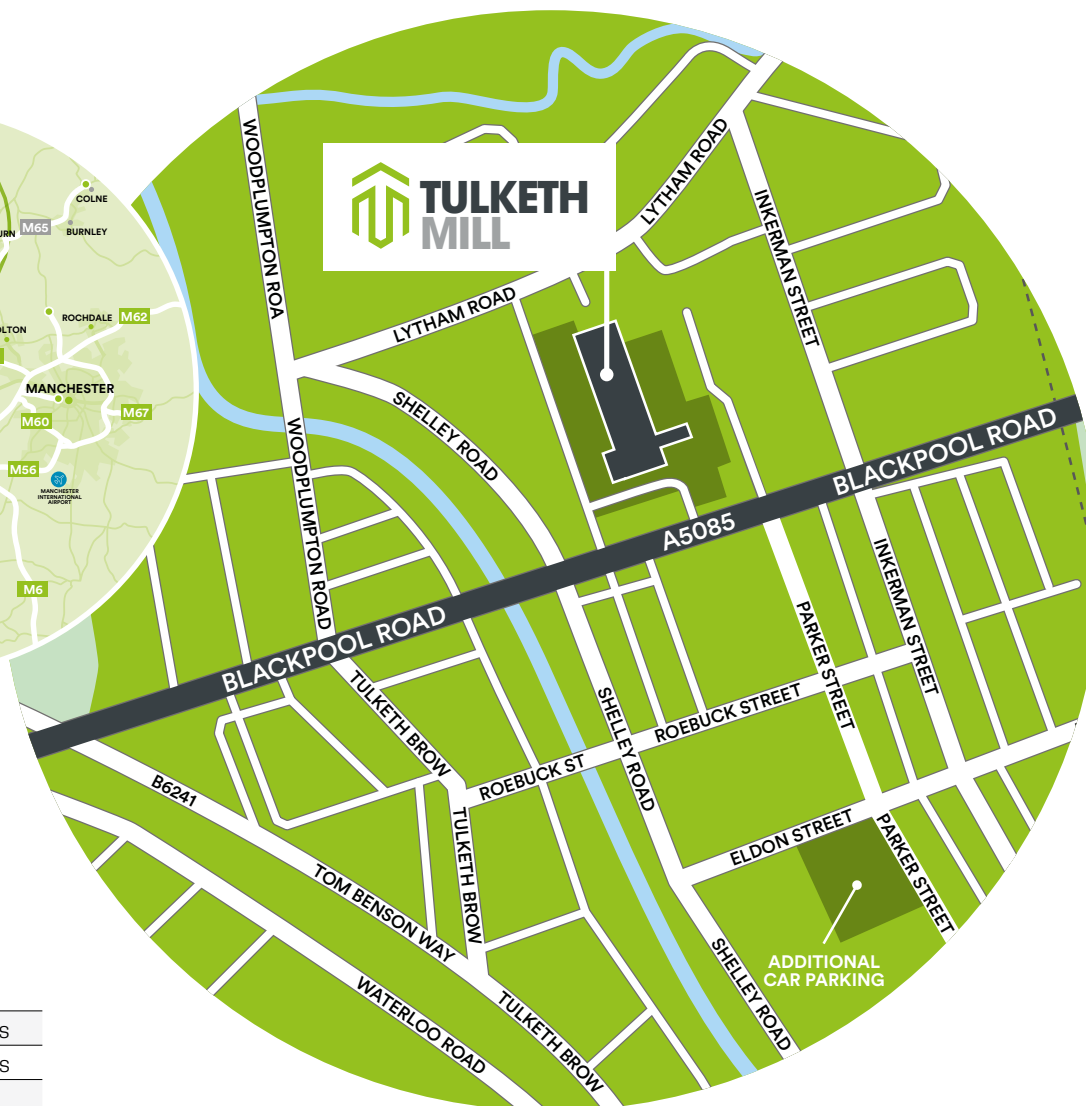


LOCATION

Tulketh Mill is located to the north west of Preston town centre within easy access of the M55 and M6 motorways. Approximately 20,500 vehicles pass the site every day.

DRIVE TIMES

	Distance	Time
Blackburn	12 miles	29 mins
Bolton	28 miles	56 mins
Manchester	38 miles	1 hour
Rochdale	31 miles	54 mins



DEMOGRAPHICS

Preston is the established administrative and commercial centre for Lancashire and has a population of approx 132,000.

Preston is situated at the crossroads of the North-South and East-West motorway corridors (M6, M61, M55 and M65), which means that 25% of the UK workforce is within an hour's drive and 60% can be reached within 2 hours.

The major North West conurbations of Manchester and Liverpool are within 45 minutes drive time.

WORKFORCE

Preston has a diverse economy and a skilled local workforce that reflects its strategic position in Lancashire.

Home to the University of Central Lancashire (UCLan), one of the largest universities in the UK with over 32,000 students and 2,800 staff, and plays a significant role in the local economy.



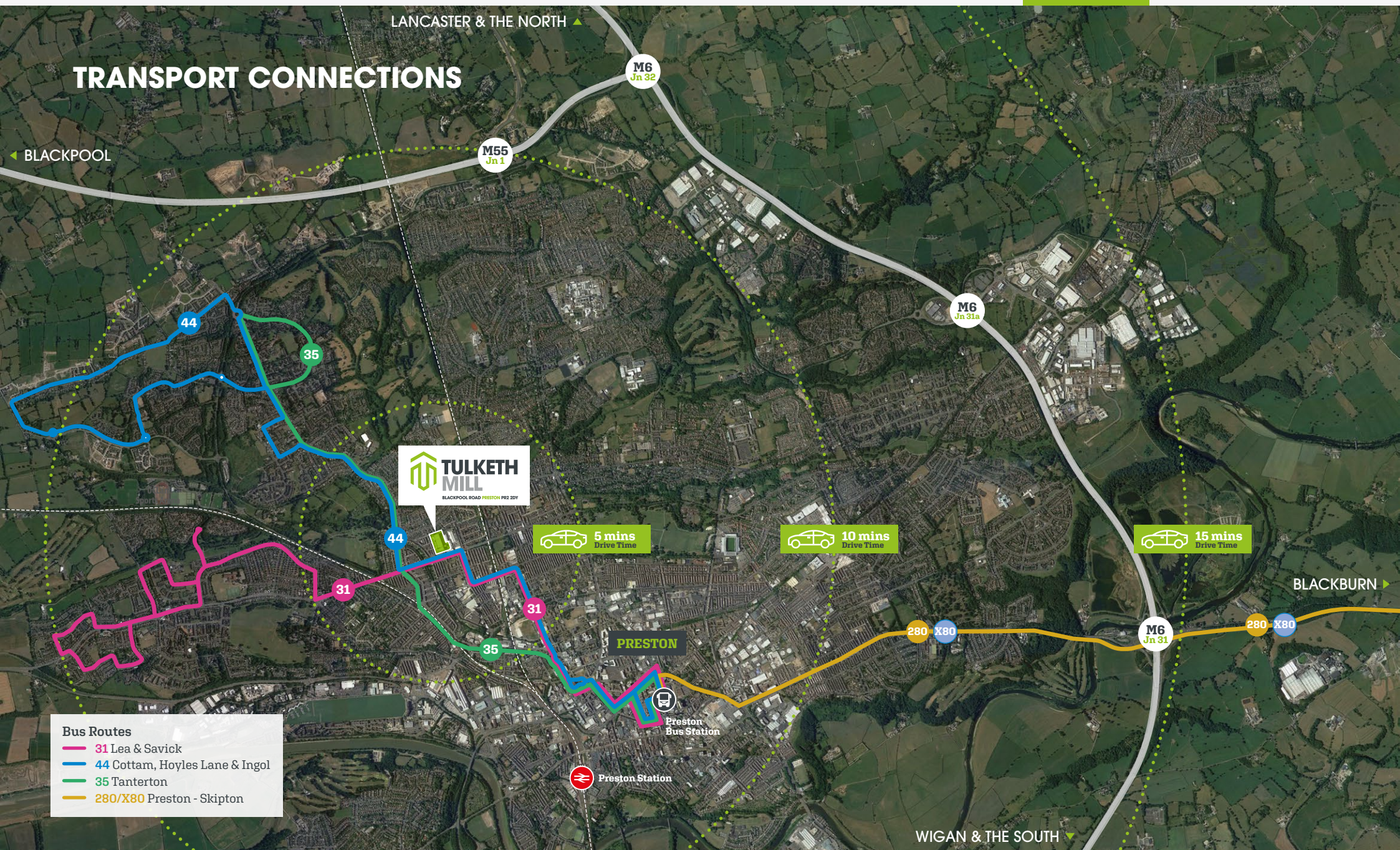
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TRANSPORT CONNECTIONS



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TERMS

The accommodation is available by way of new leases for terms of years to be agreed.

VAT

All prices quoted will be subject to VAT at the prevailing rate.

LEGAL COSTS

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



SERVICE CHARGE & BUSINESS RATES

The ingoing occupier is responsible for a proportionate service charge levied by the landlord in respect of the heating, maintenance and lighting of the building, common areas and estate. The ingoing occupier will also be responsible for the payment of business rates. Further details on application.

FURTHER INFORMATION

Please contact **Mark Canning** on **0161 244 5500** at Canning O'Neill for further information or to arrange a viewing.

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