

For Sale
OIRO £195,000



Two Storey Freehold Office Premises

1,216 SQ FT (112.97 SQ M)

📍 UNIT 3, EASTWAY BUSINESS VILLAGE, OLIVERS PLACE, FULWOOD, PRESTON, PR2 9WT

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Located at the well-established Eastway Business Village, approximately 3 miles north of Preston City Centre
- Excellent motorway access to the M55 (J1) and M6 (J32 & J31A)
- Surrounded by a mix of industrial and office occupiers
- Flexible open plan office accommodation arranged over ground and first floors
- Modern office specification with plaster-painted walls and suspended ceilings with recessed lighting
- 5 x demised parking spaces
- May suit both owner occupiers and investors
- Held Freehold under Title Number LA634283
- Sold with Vacant Possession
- Offers in the Region of £195,000 exclusive



LOCATION

Eastway Business Village is located in the Fulwood area of Preston, approximately 3 miles north of the city centre. The site benefits from excellent motorway connectivity, with convenient access to Junction 1 of the M55 (Junction 32 of the M6) and Junction 31A of the M6.

The property is located off Pittman Way and is accessed off Oliver's Place, with the surrounding area comprising predominantly commercial in nature and providing for a mix of industrial and office premises.

DESCRIPTION

The subject property comprises a mid-terraced office building of cavity brick construction beneath a hipped profiled sheet metal roof. Internally, the accommodation is largely open plan, with a glazed partitioned office at ground floor level and a glazed boardroom at first floor level.

The offices are finished with plaster-painted walls and suspended ceilings incorporating recessed lighting throughout.

At ground floor level there is also a small brew station with a concealed sink and drainer beneath the stairwell, together with two WC facilities accessed off the entrance atrium.

The property benefits from 5 demised parking spaces, along with access to the visitor car park.

ACCOMMODATION

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq M	Sq Ft
Ground Floor	55.65	599
First Floor	57.32	617
Total	112.97	1,216*

***plus 5 x demised parking spaces**

SERVICES

The mains services connected to the property to include water, electricity supply and of course, mains drainage.

Please note that Turner Westwell Commercial have not tested any of the service installations or appliances connected to the property.

SALE PRICE

Offers in the Region of £195,000. The property is to be sold with Vacant Possession.

VAT

VAT is applicable at the prevailing rate.

BUSINESS RATES

Our enquiries of the Valuation Office Agency website have revealed that the subject property has a Rateable Value of £10,500, with effect from 1st April 2026. The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

100% Business Rates Relief available for qualifying occupiers. Interested parties are advised to qualify this directly with the Local Rating Authority (Preston City Council).

USE

It is the responsibility of the Purchaser to verify their intended use of the property is suitable and acceptable to the Local Planning Authority (Preston City Centre).

LEGAL COSTS

Each party are responsible for their own legal costs involved in the transaction.

Important Notice : Messrs Turner Westwell Commercial Agents for themselves and for the vendors or lessors of this property whose agents they are given notice that a] The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer of contract, b] All descriptions, dimensions, reference to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c] no person in the employment of Messrs Turner Westwell Commercial Agents has any authority to make or give any representations or warranty whatsoever in relation to this property.

EPC

The property has an current Energy Efficiency Rating of D(89). The certificate is valid until 9th December 2031. A full copy of the Report is available upon request.

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D

89 D

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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