

# FULWOOD

## CENTRAL



**TO LET**  
**Phase 2 - RETAIL AND LEISURE UNITS**

Fulwood Central, Oliver's Place,  
Preston, PR2 9BQ





## Video

View drone footage of the current site, access route and CGi development.





## Location

The site is situated in a highly prominent position fronting Eastway (B6241), in an affluent area approximately 3 miles north of Preston town centre and close to Junction 31A of the M6 and Junction 1 of the M55. ASDA supermarket is situated 500m south east of the site.

There is a population of 129,300 within a 3 mile radius of the site and an average household annual income of £43,000 (national average £29,900) within a 1 mile radius of the site.





**40,000 shoppers visit the Fulwood Central retail park every week.**



**Parking for over 600 cars**



## Description

Phase 1 of the development comprises a modern retail warehouse terrace totalling approximately 46,752 sq ft (4,340 sq m) plus 4 retail pods, a drive-thru coffee shop and a drive-thru restaurant unit. When completed, Phase 2 will add a further 100,000 sq ft of retail and leisure accommodation.

## Retail Units

<b>UNIT 10</b>	11,500 sq ft
<b>UNIT 11</b>	7,500 sq ft
<b>UNIT 12</b>	15,000 sq ft

## UNIT 13

**Self Storage** 57,000 sq ft  
(over 4 floors)

## UNIT 14

### Gym

12,000 sq ft plus 8,000 sq ft mezzanine.

## Unit 15

**Family Entertainment Centre**  
13,250 sq ft plus full mezzanine

## ZONE B

Container park, leisure,  
street food hall, co-working space –  
25,000 sq ft.

## ZONE C

Industrial/Trade Counter/Offices  
58,000 sq ft



# Site Plan

RENT: Upon Application





## Plan CGI

### Planning

Planning has been granted for the retail units allowing unrestricted Class E use, and for the leisure units to allow a mixture of leisure uses including a Family Entertainment Centre and Gym.

### Lease Terms

Units are available on new leases for a minimum term of 10 years.

### Timing

Units will be available by Easter 2023.





**Current Site**



# FURTHER INFORMATION

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