

FISHERGATE, PRESTON

CONTEMPORARY OFFICES

Opposite to Preston Train Station and
featuring an 850 space car park

TO LET

Re-imagined
space from
10,000 sq ft to
75,000 sq ft



THE ADMINISTRATIVE HUB OF LANCASHIRE

The city of Preston is the administrative hub of Lancashire and home of numerous businesses whom have established themselves in the city for many years.



HM Revenue & Customs



Department for Work & Pensions

BAE SYSTEMS

MAJOR

£1.2M

Refurbishment in Winkley Square

£200M

Regeneration of Preston's famous Civic and Cultural Harris Quarter

£25M

Preston bus station refurbishment in 2018

£200M

UCLAN University masterplan

INVESTMENT

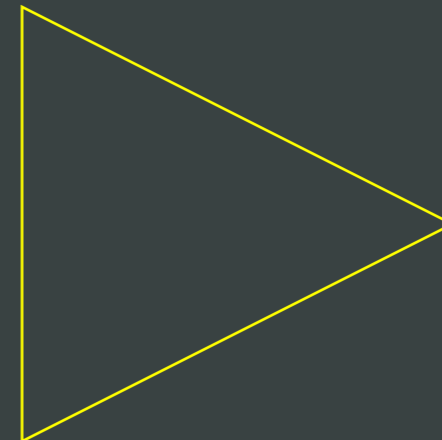
Preston are developing their 15 year City Investment Plan (CIP) to focus on protecting and enhancing the city centre and delivering a programme of culture-led regeneration from 2020-2035. The aim is to maximise the impact and benefit of the £430 million City Deal and their successful Transforming Cities Fund bid.

£3M

City centre market revitalization in 2018

£200M

New road infrastructure



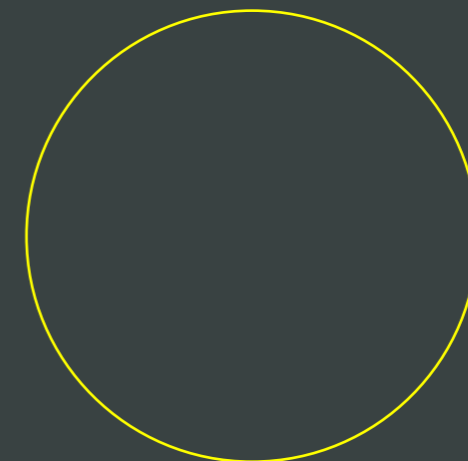
£1.5M

Preston rail station improvement

£5M

Fishergate pedestrianisation

IN PRESTON



£45M

Investment in a multi-use entertainment and leisure complex next to Preston Markets

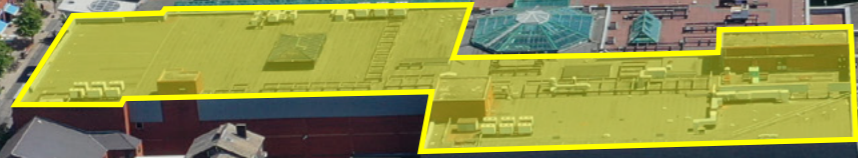
The Fishergate centre is in the heart of the city centre, on Fishergate itself—the city's famous retail and leisure district.

It is opposite the mainline rail station providing excellent access for those commuting into the city for work or pleasure.

WINCKLEY SQUARE

FISHERGATE

AVENHAM PARK



850 Space Car Park

PRESTON RAILWAY STATION



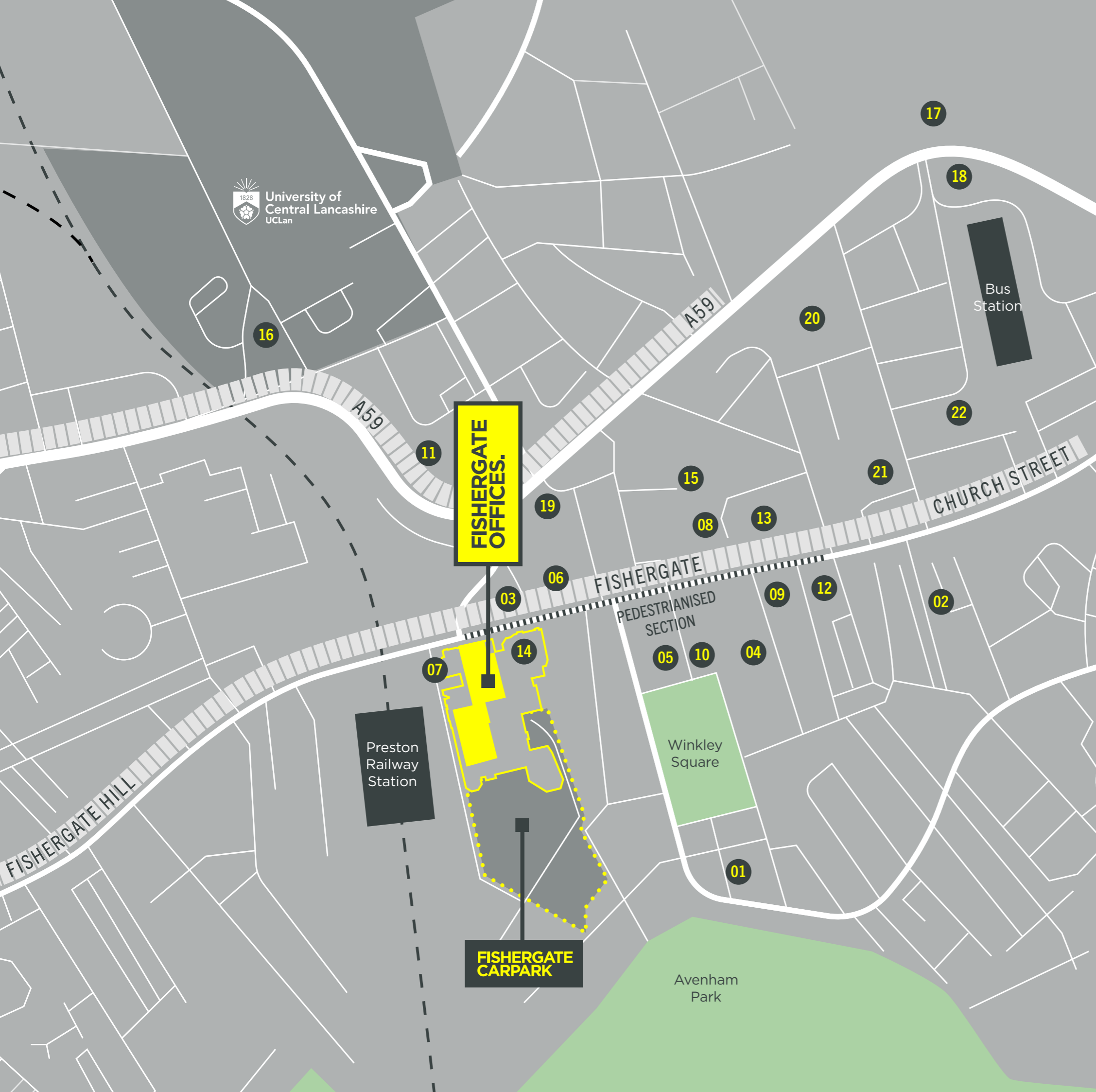


UCLan University, one of the U.K.'s largest universities with 38,000 students and growing, has invested heavily into their city centre campus.

This is set to continue over the years to come acting as a catalyst to various companies growth plans in the area.



**University of
Central Lancashire**
UCLan



BARS & RESTAURANTS

- 01 263 RESTAURANT
- 02 ANGELO'S
- 03 BISTROT PIERRE
- 04 FINO'S TAPAS
- 05 FORUM BAR & KITCHEN
- 06 LA VIVA CAFE RESTAURANT
- 07 MEIZ JAPANESE
- 08 TURTLE BAY
- 09 TWIST
- 10 WINCKLEY ST. ALE HOUSE

SHOPPING

- 11 ALDI
- 12 BOOTS
- 13 M&S
- 14 PRIMARK
- 15 ST. GEORGE'S SHOPPING CENTRE

FITNESS & LEISURE

- 16 SIR TOM FINNEY SPORTS CENTRE
- 17 UNIT 4 CROSSFIT

HOTELS

- 18 HOLIDAY INN
- 19 PREMIER INN

ENTERTAINMENT

- 20 ANIMATE PRESTON
- 21 HARRIS MUSEUM
- 22 LEVEL BOWLING ALLEY

Preston has excellent road and public transportation connections, unrivalled in the County. It benefits from access onto the M6, M61, M55 and M65 providing direct links to the North and South of the UK, Greater Manchester and the surrounding Lancashire towns.

In addition to this, the City's mainline station serves the West Coast mainline, providing direct journeys to Glasgow, Edinburgh and London Euston, together with Manchester, Manchester Airport, Liverpool and the wider Lancashire towns, such as Blackpool, Blackburn and Burnley.



BY ROAD

MANCHESTER | 35 MILES

LIVERPOOL | 39 MILES



BY RAIL

EDINBURGH | 2 HRS 25 MINUTES

GLASGOW CENTRAL | 3 HRS 19 MINUTES

LONDON, EUSTON | 2 HRS 11 MINUTES

MANCHESTER PICCADILLY | 37 MINUTES

LIVERPOOL LIME STREET | 51 MINUTES

LEEDS | 1 HR 43 MINUTES

BLACKBURN | 16 MINUTES

BLACKPOOL | 23 MINUTES

LANCASTER | 14 MINUTES



THE GUILD WHEEL

You can take on the challenge of the full circular route, absorbing all the sights of the city and beyond. Or, hop on at any point for a short route to get you out and about in the fresh air.

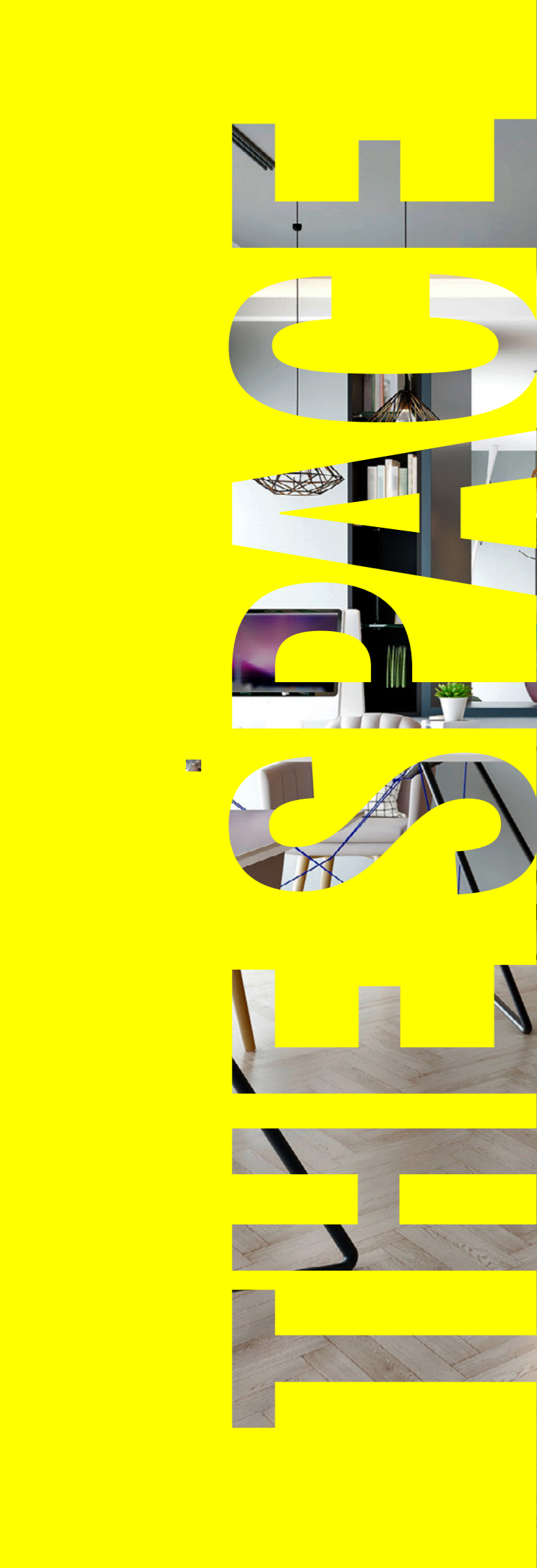
Mixing urban with rural, the route can be what you make it.

PERFECT FOR THE HEALTHY COMMUTE.



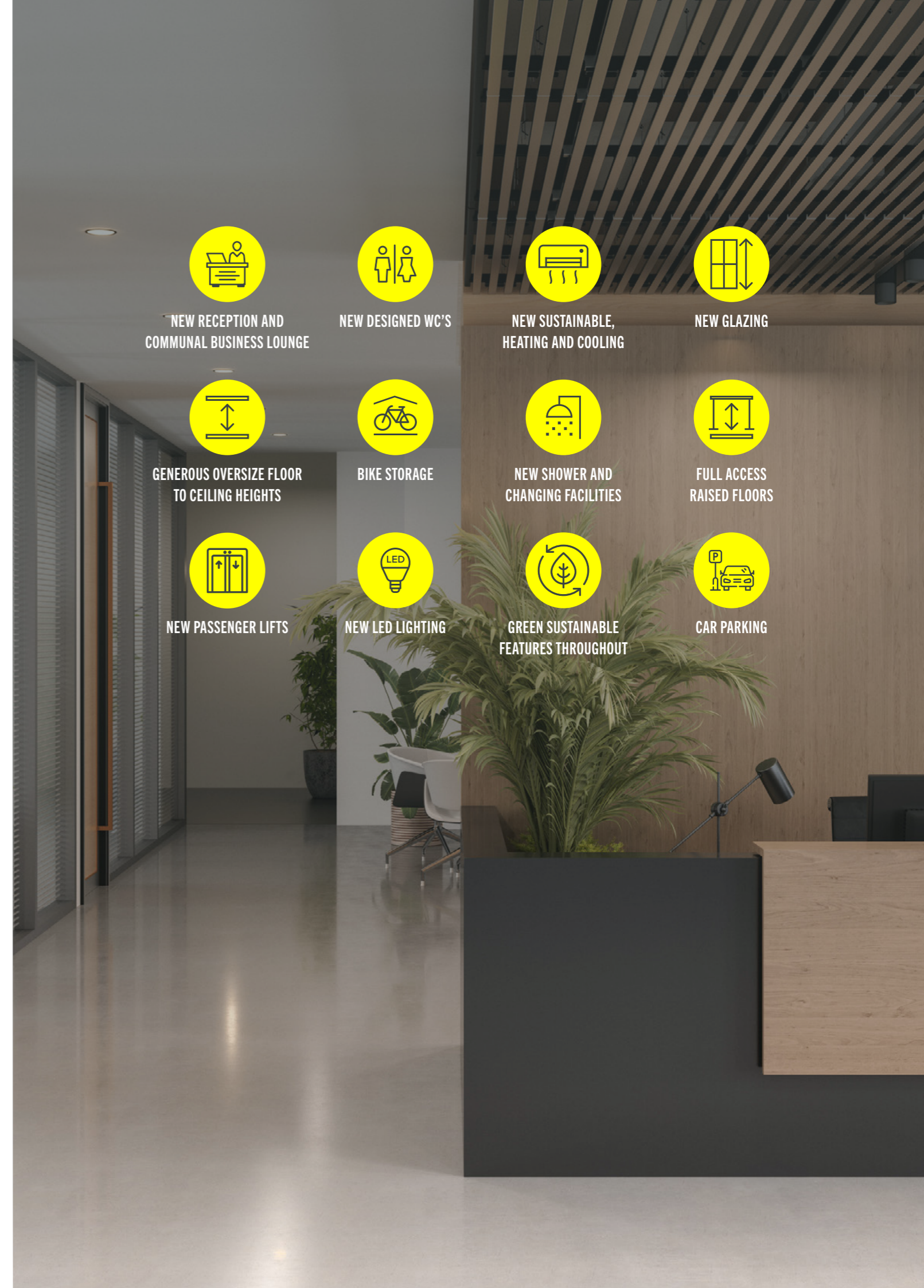
ESCAPE EXERCISE RELAX

Fishergate is surrounded by the green space of Winckley Square and Avenham Park, a chance to escape from the office to relax or keep fit.



The Fishergate centre is undergoing a major transformation to provide unique, contemporary office accommodation, interlinked with a range of leisure and retail amenities.

The space will be unrivalled to anything available in the city both in terms of location but mainly due to its overall specification and design. This will include:




NEW RECEPTION AND
COMMUNAL BUSINESS LOUNGE


NEW DESIGNED WC'S


NEW SUSTAINABLE,
HEATING AND COOLING


NEW GLAZING


GENEROUS OVERSIZE FLOOR
TO CEILING HEIGHTS


BIKE STORAGE


NEW SHOWER AND
CHANGING FACILITIES


FULL ACCESS
RAISED FLOORS


NEW PASSENGER LIFTS


NEW LED LIGHTING


GREEN SUSTAINABLE
FEATURES THROUGHOUT


CAR PARKING



BIKE STORAGE



MODERN SHOWERS

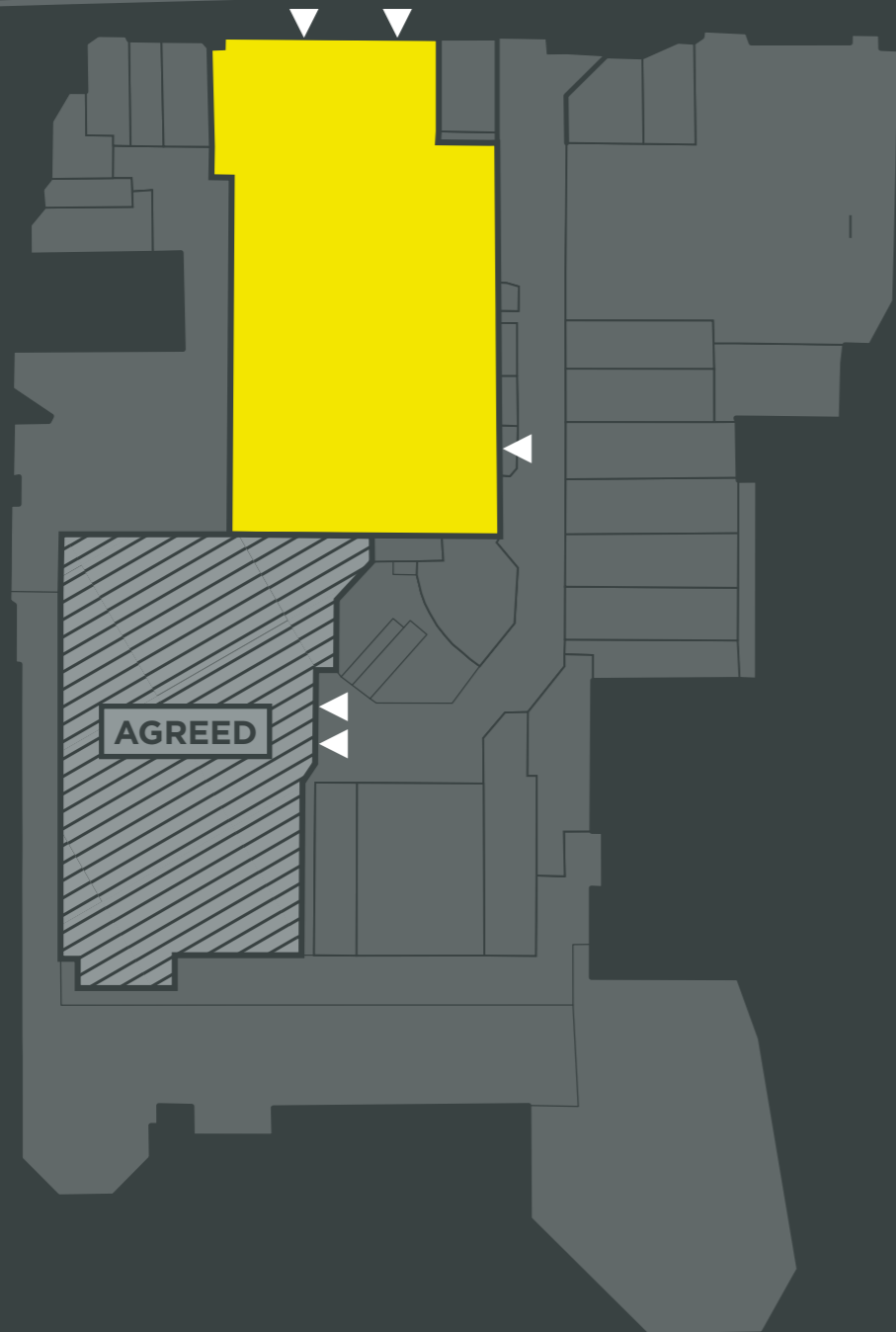
CONTEMPORARY WC'S



COMMUNAL LOUNGE



FISHERGATE



GROUND FLOOR

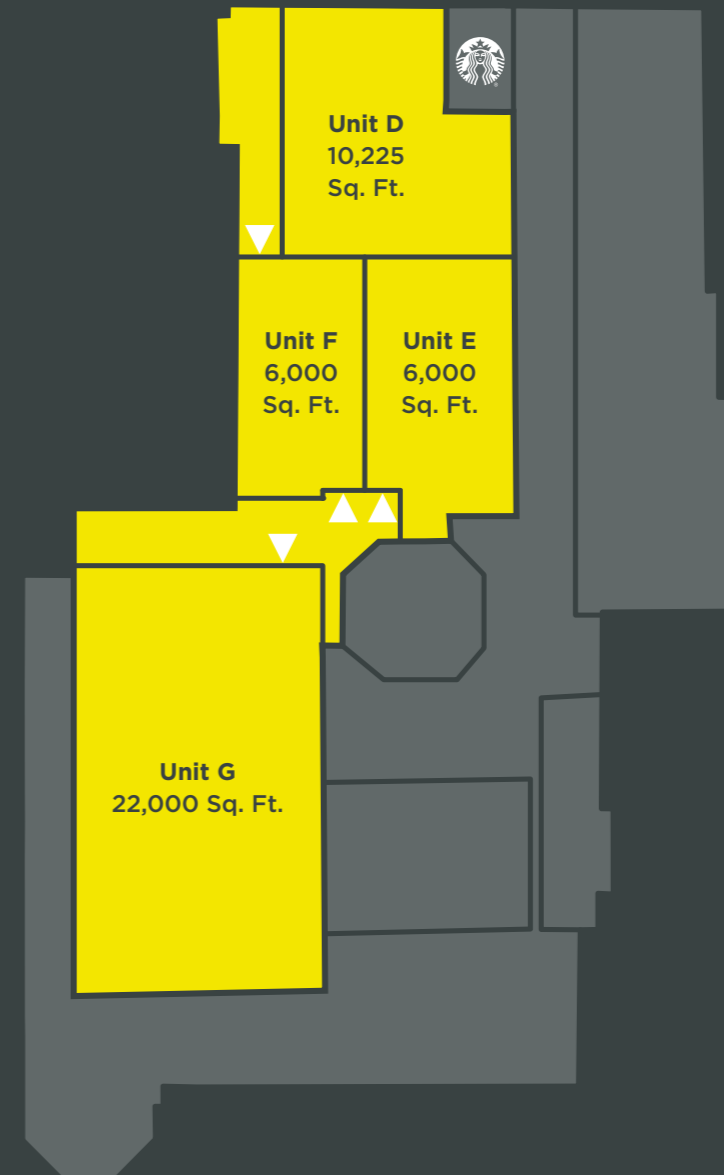
26,210 SQ. FT.

2,434.9 SQ. M.

- Retail Space
- Office Space
- Entrance

Floor plans not to scale. For illustrative purposes only.

FISHERGATE



FIRST FLOOR

52,040 SQ. FT.

4,834.6 SQ. M.

- Retail Space
- Office Space
- Entrance

Floor plans not to scale. For illustrative purposes only.

ADDRESS

Fishergate Shopping Centre
Preston
PR1 8HJ
53.75723378650042, -2.705830687111995

[///rents.train.rests](http://rents.train.rests)

TERMS

The space will be available on a new full repairing and insuring lease on terms to be agreed.

Please get in contact with our letting agents for further information:



David Porter

D: +44 161 833 7725
M: +44 797 953 0435
E: david@knightfrank.com
www.knightfrank.com



Danny Pinkus

D: +44 177 276 6683
M: +44 797 120 0015
E: danny@pinkus.co.uk
www.pinkus.co.uk

**FISHERGATE,
PRESTON**