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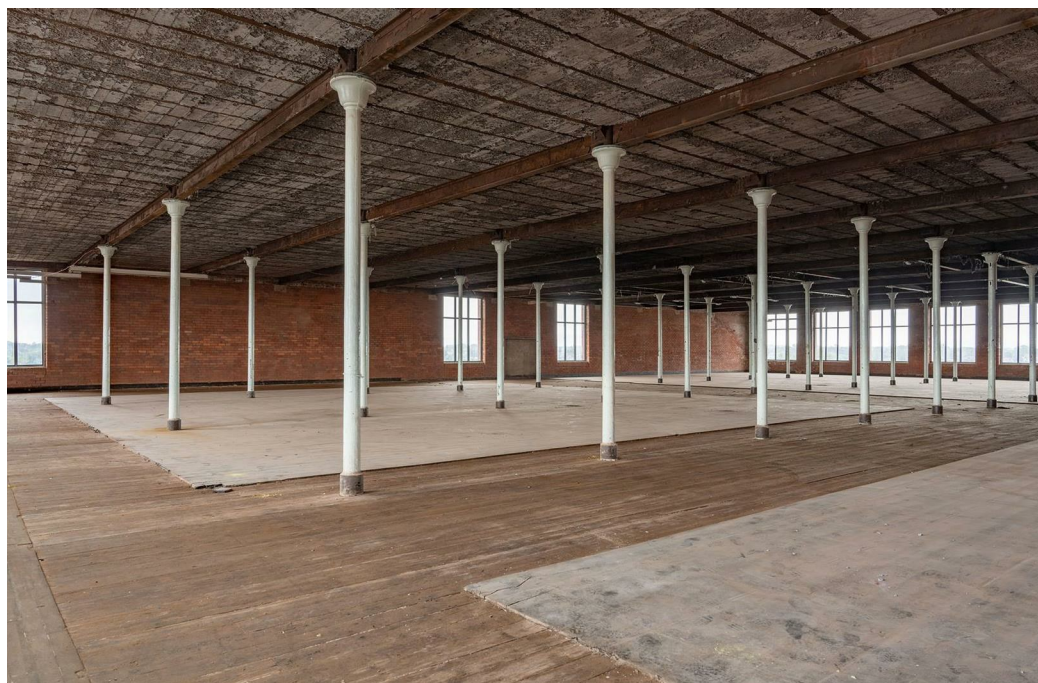
Industrial Unit To Let - Tulketh Mill Balcarres Road, Ashton-On-Ribble, Preston PR2

5,000 sq ft & 10,000 sq ft & 20,000 sq ft Units Available - £7.5 per sq ft

- Flexible light industrial / workshop accommodation
- Generous ceiling heights and robust floor loading
- Secure building access
- Strong road connectivity to M6, M55 and M65 motorways
- Suitable for production, assembly, storage or trade uses (STP)
- Excellent natural light throughout
- Modern connectivity and infrastructure
- Characterful Grade II listed mill building
- Flexible internal layouts
- Established commercial location

Industrial Unit To Let - Tulketh Mill Balcarres Road, Ashton-On-Ribble, Preston PR2

Tulketh Mill is an impressive Grade II listed former cotton-spinning mill that has been adapted to provide flexible commercial accommodation suitable for a variety of uses, including light industrial, production, workshop and storage operations (subject to the necessary consents).

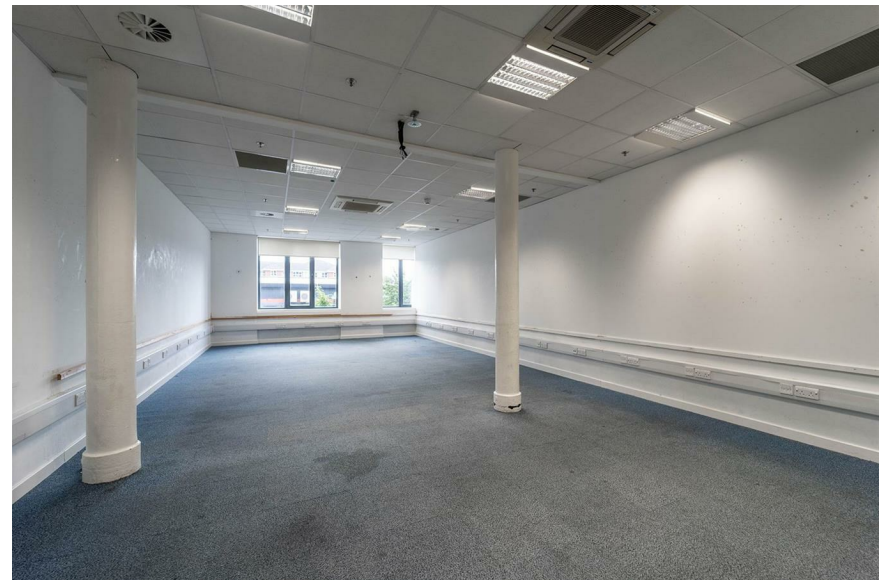
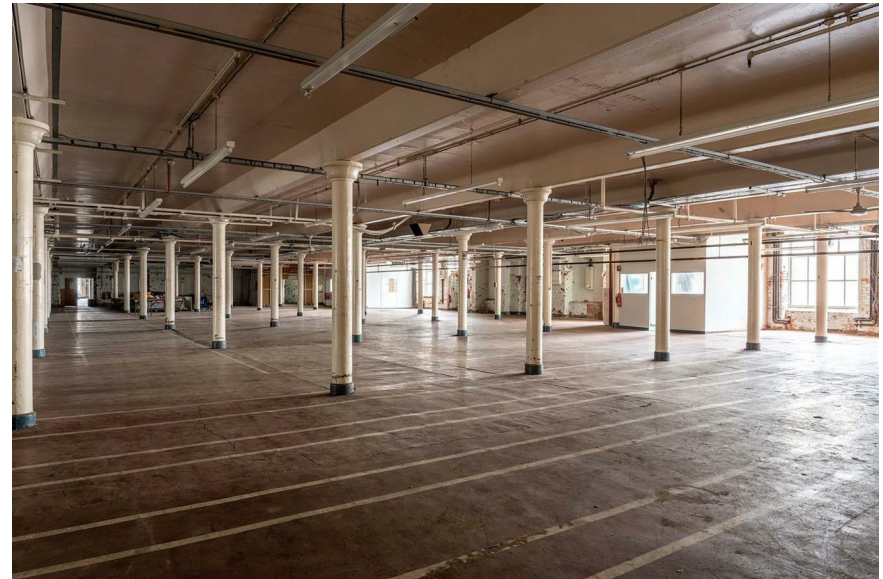


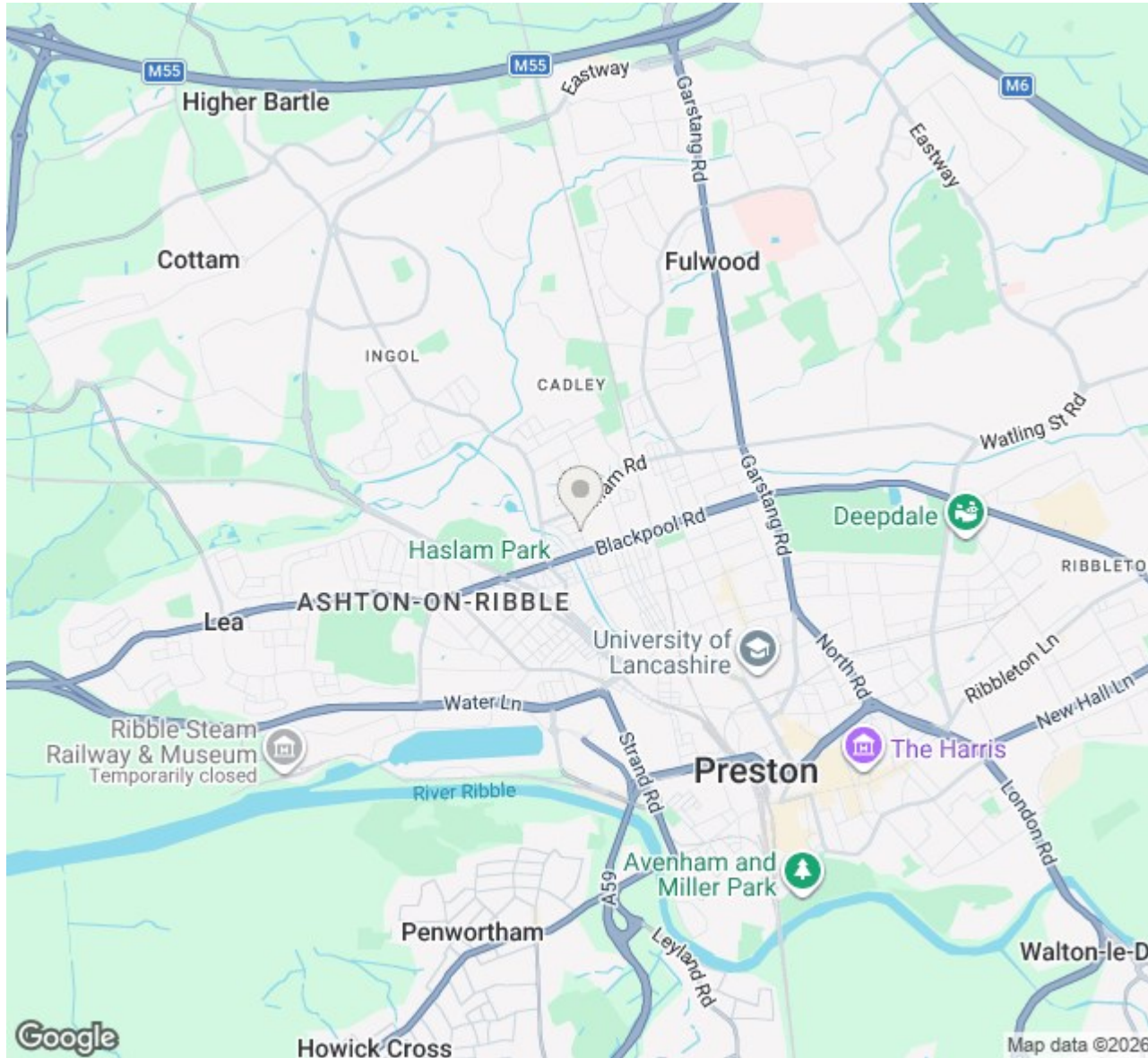
The building offers a range of flexible spaces that can accommodate occupiers requiring mid to large-scale industrial accommodation, with units capable of supporting a variety of operational layouts. The mill's traditional industrial construction provides strong floor loading capacity, generous ceiling heights and wide internal spans, making it well suited to light manufacturing, assembly, trade-related activities and storage-based businesses.

Large original windows allow for excellent natural light throughout the space, creating a practical and comfortable working environment. The property also benefits from modern infrastructure including secure access, high-speed connectivity and shared on-site facilities.

Located to the north-west of Preston city centre, Tulketh Mill occupies a strategic position with convenient access to the M6 motorway, M55 motorway and M65 motorway, providing strong transport links across Lancashire and the wider North West.

This unique industrial setting offers businesses the opportunity to operate from a characterful and historic building while benefiting from modern commercial functionality.





Location

Located to the north-west of Preston city centre, **Tulketh Mill** occupies a strategic position with convenient access to the **M6 motorway**, **M55 motorway** and **M65 motorway**, providing strong transport links across Lancashire and the wider North West.

Viewings

Viewings by arrangement only.

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