



CITRUS

COMMERCIAL CIRCLE



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

£34,375 Per Month

- Large-scale open-plan office accommodation
- Suitable for call centre and telecom operations
- Ideal for customer support and outsourced service providers
- Suitable for banks, insurance and utilities organisations
- Flexible workspace suitable for co-working operators
- Generous ceiling heights and excellent natural light
- Landmark Grade II listed commercial building
- Strong road connectivity to M6, M55 and M65 motorways
- Established commercial location

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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).



Set within a landmark Grade II listed mill building, the available accommodation offers an expansive and flexible workspace capable of supporting significant staffing levels and operational infrastructure. The large open-plan floorplate is particularly well suited to organisations requiring high-capacity office layouts, including call handling teams, shared service centres, processing departments or large collaborative workspaces.

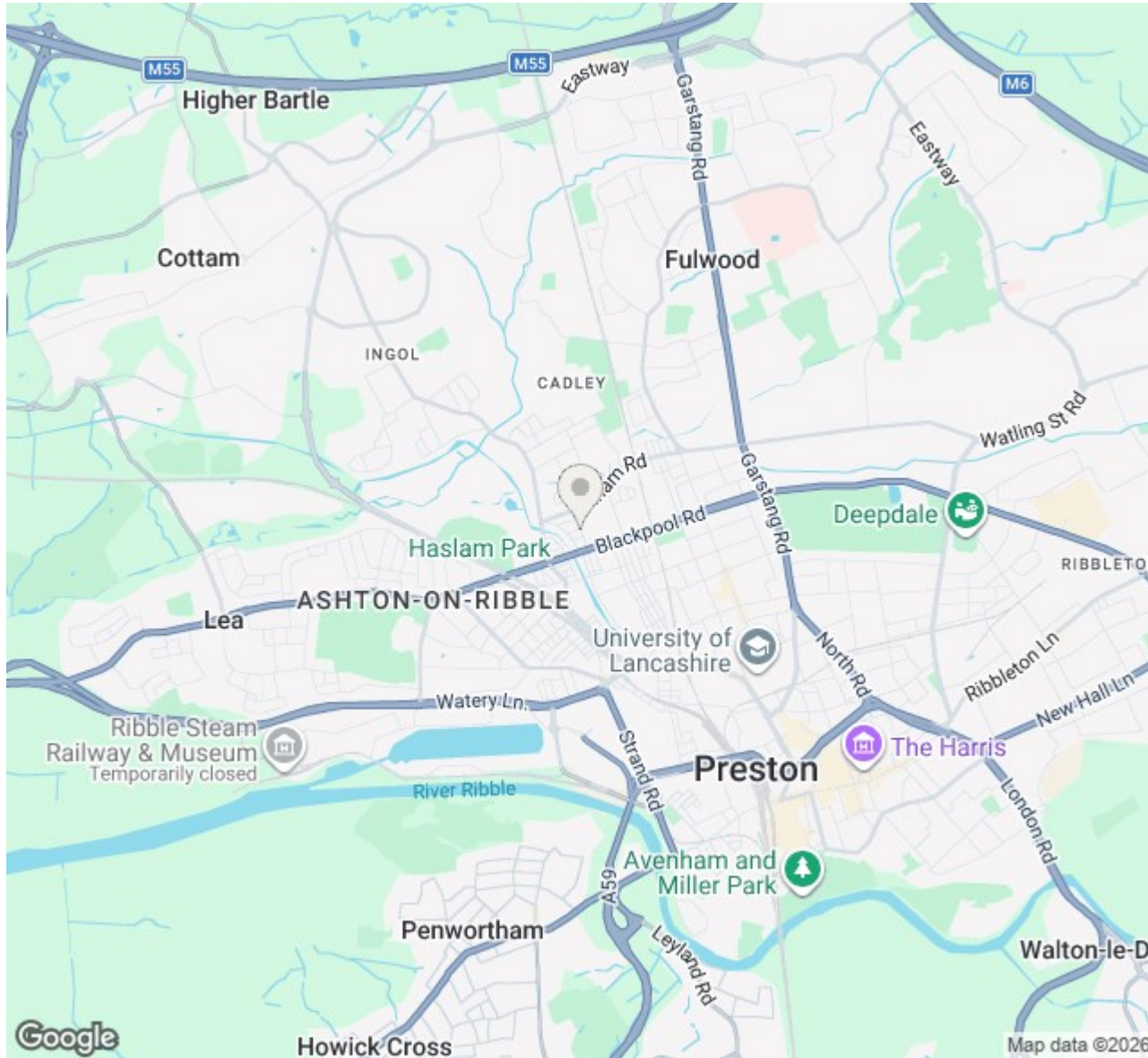
The building's industrial heritage provides generous ceiling heights and wide floor areas, allowing occupiers to design efficient workspace layouts including call centre pods, meeting suites, breakout areas, training rooms and management offices. Large original windows ensure excellent natural light throughout the workspace, helping create a bright and productive working environment.

The property benefits from modern connectivity and infrastructure suitable for large operational teams, making it particularly attractive to telecommunications companies, outsourced customer support providers, banks, insurance processing departments, utilities providers and public sector organisations. The scale and flexibility of the space also make it suitable for flexible workspace operators or co-working providers seeking a substantial footprint.

Located to the north-west of Preston city centre, Tulketh Mill benefits from strong regional connectivity, with convenient access to the M6 motorway, M55 motorway and M65 motorway, making it well positioned for regional or national operations.

This represents a rare opportunity to secure large-scale office accommodation capable of supporting substantial operational teams within a distinctive and well-connected commercial environment.





Location

Located to the north-west of Preston city centre, **Tulketh Mill** benefits from strong regional connectivity, with convenient access to the **M6 motorway**, **M55 motorway** and **M65 motorway**, making it well positioned for regional or national operations.

Viewings

Viewings by arrangement only.

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