



**TULKETH MILL**



**TULKETH MILL IS A  
KEY PART OF PRESTON'S  
INDUSTRIAL HERITAGE.**

**THE BUILDING  
REMAINS A LANDMARK,  
REFLECTING WHERE  
OLD MEETS NEW.**

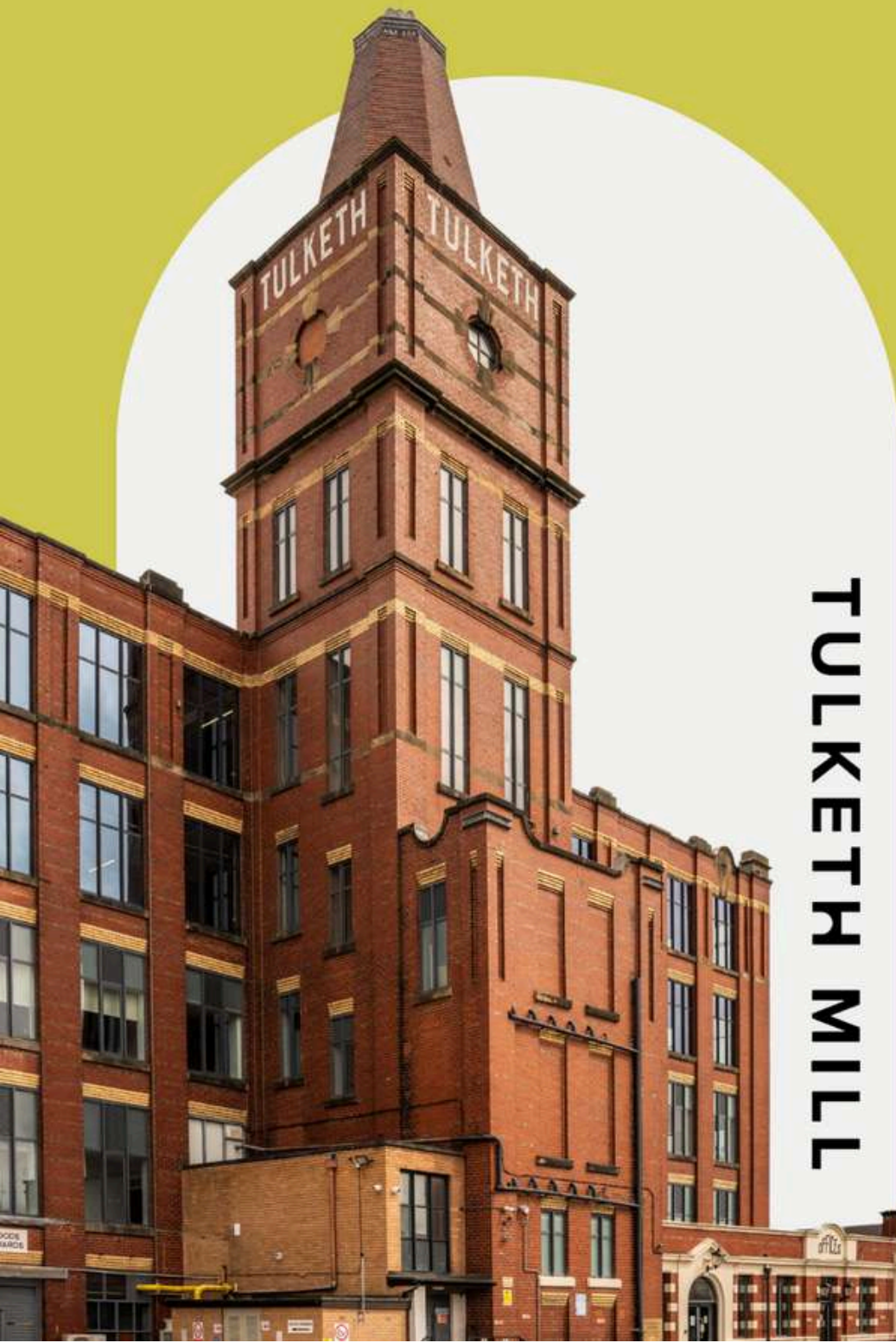
**TULKETH MILL**



# OFFERS ARE INVITED FOR THE FREEHOLD INTEREST OF TULKETH MILL







TULKETH MILL

# PRESTON

## KEY INFORMATION



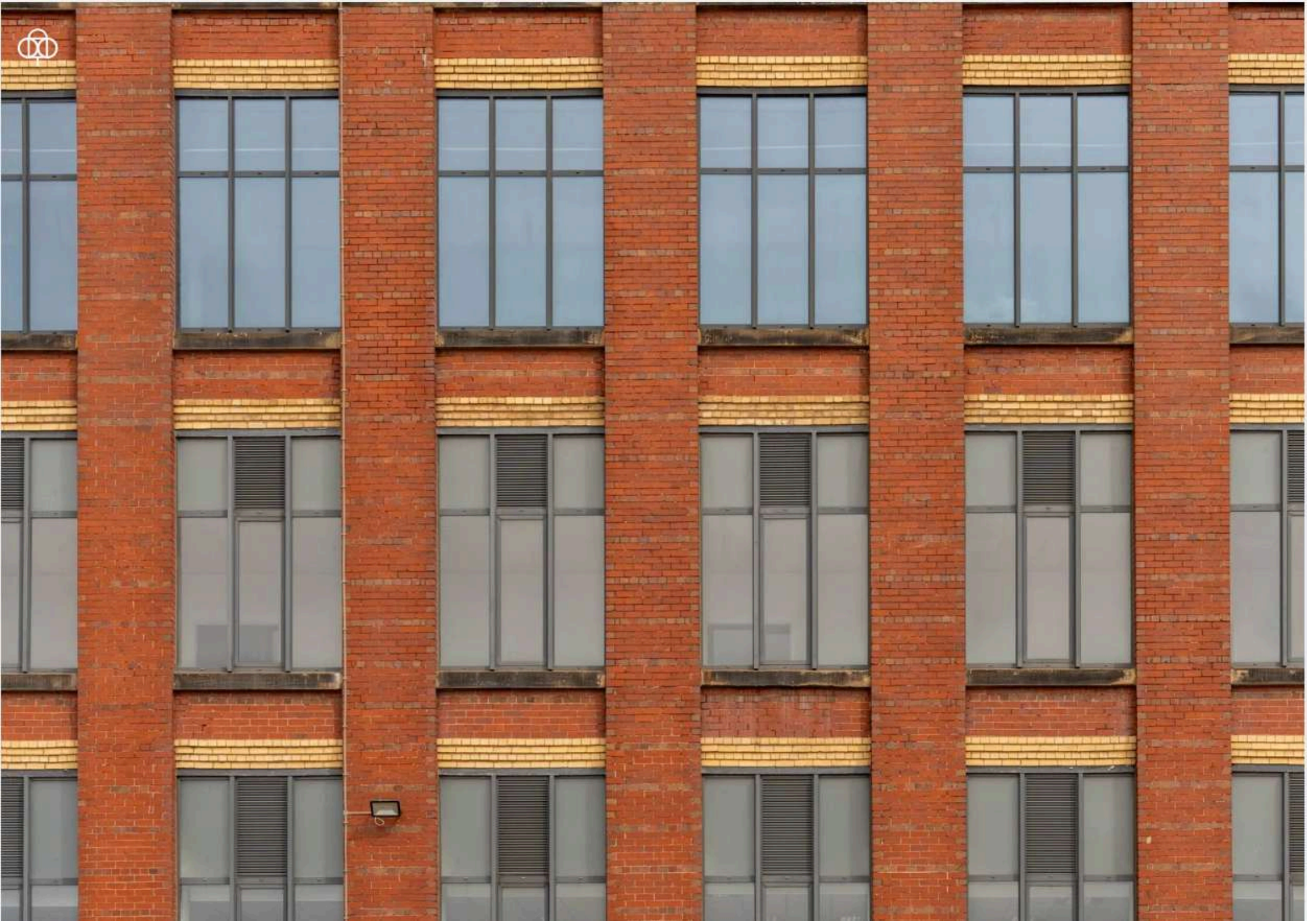
### **POPULATION:**

AROUND 145,000,  
WITH THE BROADER URBAN AREA  
REACHING OVER 300,000.



### **AGE DISTRIBUTION:**

A LARGE PROPORTION OF YOUNG  
ADULTS DUE TO THE PRESENCE OF  
THE UNIVERSITY OF CENTRAL  
LANCASHIRE (UCLAN).  
THE WORKING-AGE POPULATION  
MAKES UP ABOUT 63%, WITH AROUND  
16% OF PEOPLE AGED 65 AND OLDER.





**Location:** Preston is in Lancashire, North West England, approximately halfway between Manchester and Blackpool. It's well-connected by road (M6 motorway) and rail, with frequent trains to London, Manchester, and Scotland.

**Ashton-on-Ribble:** Tulketh Mill is located within Ashton-on-Ribble, making it very accessible for residents of this suburb.

**History:** Originally a Roman town, Preston grew into a key industrial city during the 19th century due to the textile industry. It received city status in 2002 as part of Queen Elizabeth II's Golden Jubilee.

# Transport

**Bus Services:** Stagecoach Routes 23, 31, and 35.

**Train Services:** Preston Railway Station, about 1.5 miles away.

**Road Links:** Located near the A583, providing direct access to Preston and the M55 and M6 motorways.

**Cycling/Walking:** Nearby cycling routes and walking distances from residential areas like Ashton-on-Ribble.

**London Transport:**

2 hr 45 min – Train to London  
4 hr 30 min – Driving to London

**Liverpool Transport:**

50 mins – Train to Liverpool  
1 hr 15 min – Driving to Liverpool

**Manchester Transport:**

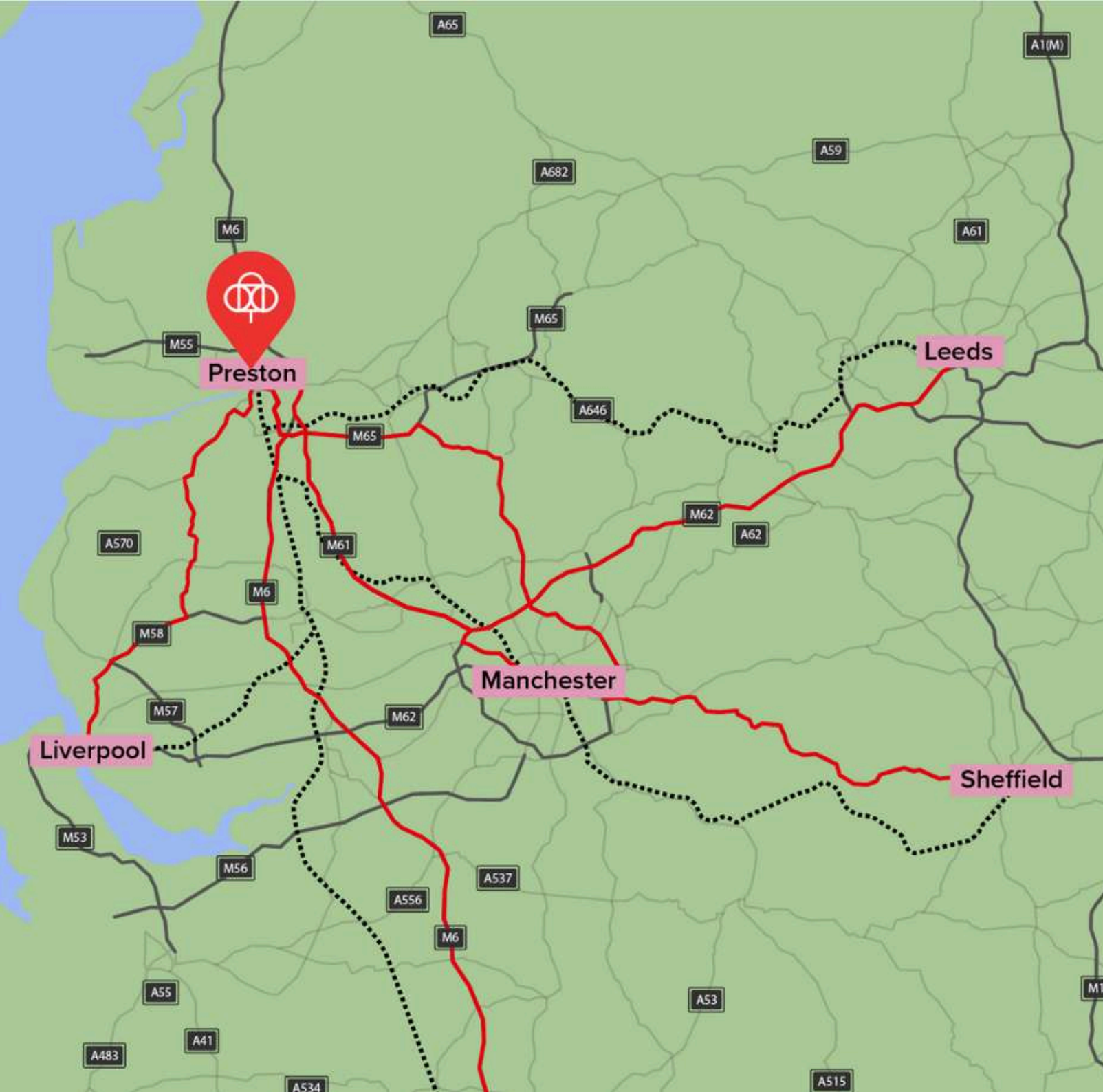
45 mins – Train to Manchester  
1 hr 15 min – Driving to Manchester

**Sheffield Transport:**

1 hr 50 min – Train to Sheffield  
2 hr 30 min – Driving to Sheffield

**Leeds Transport:**

1 hr 45 min – Train to Leeds  
1 hr 45 min – Driving to Leeds



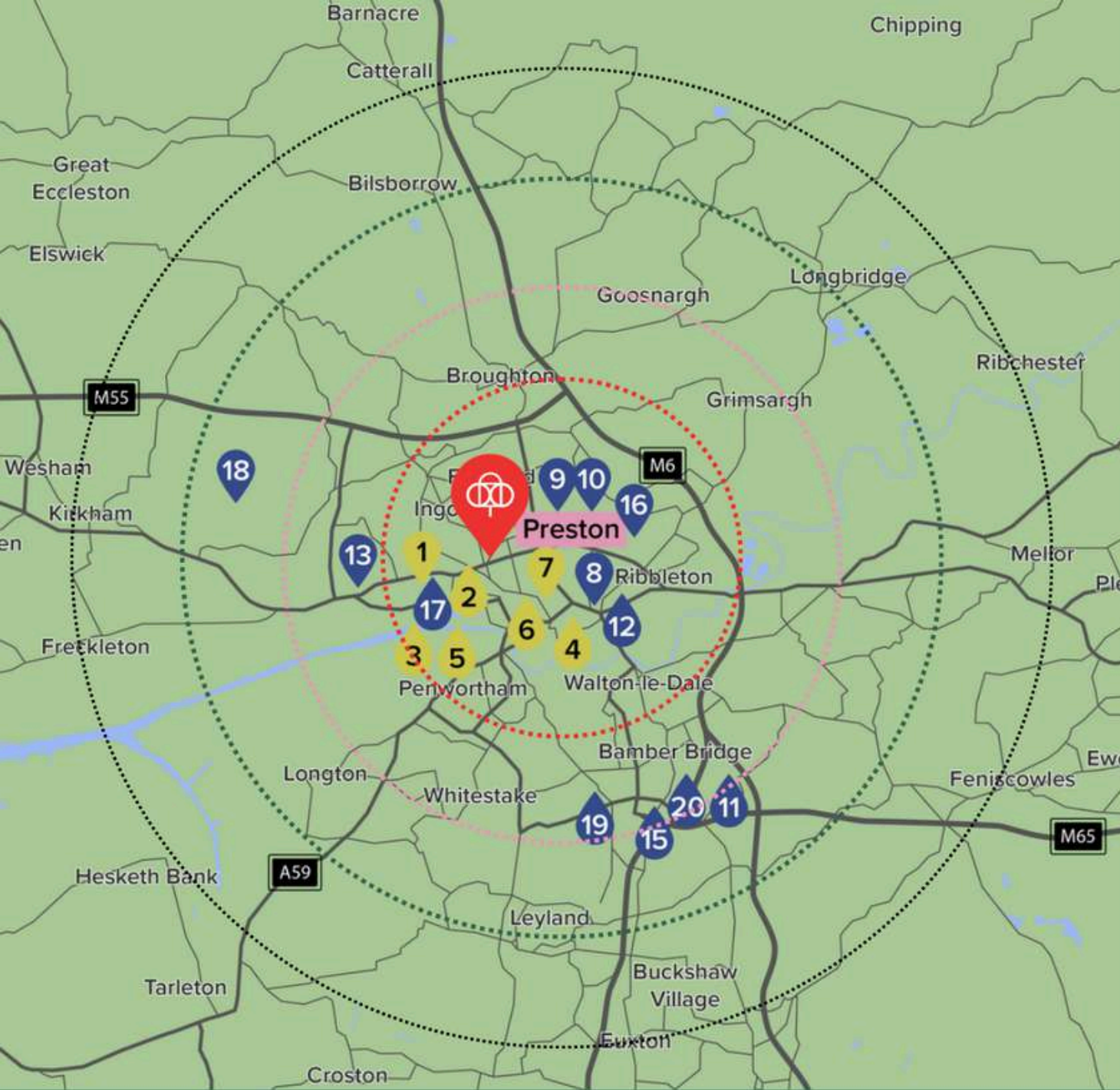




**University Influence:** The University of Central Lancashire brings a vibrant student population and contributes to a lively cultural scene.

**Community:** There is a strong sense of local pride. Preston has a mix of traditional working-class roots and modern aspirations, with many initiatives focused on community engagement and local business growth.

**Recreation & Lifestyle:** Preston offers green spaces like Avenham and Miller Parks. The city also boasts a mix of cultural venues, including the Harris Museum & Art Gallery, a thriving market scene, and sporting activities, particularly Preston North End Football Club.



1. Ashton Park
2. Haslam Park
3. Ribble Steam Railway and Museum
4. The Harris Museum, Art Gallery & Library
5. Preston Docklands
6. St Walburge's Church
7. University of Central Lancashire (UCLan)
8. St Mark's House (HMRC)
9. UCLan School of Medicine and Dentistry
10. Trinity College London
11. North West Storage Solutions
12. Safestore Self Storage
13. TheStore Room
14. Store First Self Storage
15. The Self Storage Warehouse
16. The Bus Station
17. Preston Train Station
18. Salwick Train Station
19. Lostock Hall Train Station
20. Bamber Bridge Train Station

- ..... 5 minute drive
- ..... 10 minute drive
- ..... 15 minute drive
- ..... 20 minute drive



**1**

### Ashton Park

**Location:** Just a short walk from Tulketh Mill, Ashton Park is a popular local park offering green space for relaxation, walking, and recreational activities. The park features well-maintained gardens, a duck pond, children's play areas, and sports facilities, including tennis courts.

**Significance:** Ashton Park has been a community hub for residents of Ashton-on-Ribble for decades and is particularly popular for family outings and local events.

**2**

### Haslam Park

**Location:** Located nearby on Blackpool Road, Haslam Park is another large public park that offers extensive walking paths, wildlife habitats, and a lake. The park also includes a nature reserve, making it a great spot for birdwatching and enjoying nature.

**Significance:** The park is historically significant, having been donated to the town by Mary Haslam in memory of her father. It has since become a cherished green space for the local community.

**3**

### Ribble Steam Railway and Museum

**Location:** Situated along the banks of the River Ribble, the Ribble Steam Railway and Museum is about 1.5 miles from Tulketh Mill. The attraction features a working heritage railway, a museum dedicated to industrial locomotives, and a collection of vintage steam trains.

**Activities:** Visitors can take a ride on a steam train along a 1.5-mile line and explore the exhibits in the museum, which highlight the region's rich industrial history.

**4**

### The Harris Museum, Art Gallery & Library

**Location:** Located in Preston city centre, approximately 1.5 miles from Tulketh Mill, the Harris Museum is one of Preston's most significant cultural institutions.

**Exhibits:** The museum houses an extensive collection of fine art, decorative arts, and historical artefacts. It also includes a library and hosts various exhibitions and events throughout the year.

**Architecture:** The building itself is a striking example of neoclassical architecture and is one of Preston's most iconic structures.

**5**

### Preston Docklands

**Location:** Just over a mile from Tulketh Mill, the Preston Docklands (also known as Preston Marina) is a redeveloped area along the River Ribble that was once one of the largest inland docks in Europe.

**Activities:** Today, the docklands feature a marina with moored boats, waterside restaurants, and leisure facilities. The area is also home to retail outlets and a cinema, making it a popular spot for shopping and entertainment.

**6**

### St Walburge's Church

**Location:** Around a mile from Tulketh Mill, St Walburge's Church is an architectural marvel known for having the tallest church spire in England outside of a cathedral, standing at 309 feet (94 meters).

**Significance:** The church is a Grade I listed building and a prominent landmark in Preston. It is renowned for its Gothic Revival architecture and intricate interior design.

**7**

### University of Central Lancashire (UCLan)

**Location:** Situated in Preston city centre, about 1.5 miles from Tulketh Mill, UCLan is one of the UK's largest universities and a significant part of the city's identity.

**Significance:** The university campus features modern facilities, historic buildings, and a range of cultural events and public lectures, contributing to the educational and cultural life of Preston.





# TULKETH MILL ESTABLISHED 1905



**SPACE:** 292,572 SQ FT



**FLOORS:** 5 FLOORS



**DESK CAPACITY:** APPROXIMATELY  
870 DESKS PER FLOOR



**ADDRESS:** TULKETH MILL, BALCARRES RD,  
ASHTON-ON-RIBBLE, PRESTON PR2 2DY



**INTERNET:** FIBRE INTERNET AVAILABLE  
IN OFFICE SPACES AND MEETING ROOMS



**SECURITY:** 24/7 MONITORING WITH CCTV  
AND COMPREHENSIVE SECURITY SYSTEMS







## Amenities

**Facilities:** Basic shell with car parking, bike racks, gym and a canteen.

**Meeting Spaces:** Four meeting rooms on the ground floor, a communal area, and a rooftop development space.

**Services:** Full-time reception, building manager, 200 parking spaces.

**Food & Beverage:** Several shops, including Tesco, Greggs, Subway, Dominoes and local fish & chips shops and pubs. There's a row of shops out the front of the building: 6 shops: Tesco, Dominoes, St Bernards charity shop, Greg's, Subway. Sue Ryder



TULKEITH

TULKEITH TULKEITH

BARGAIN

BARGAIN



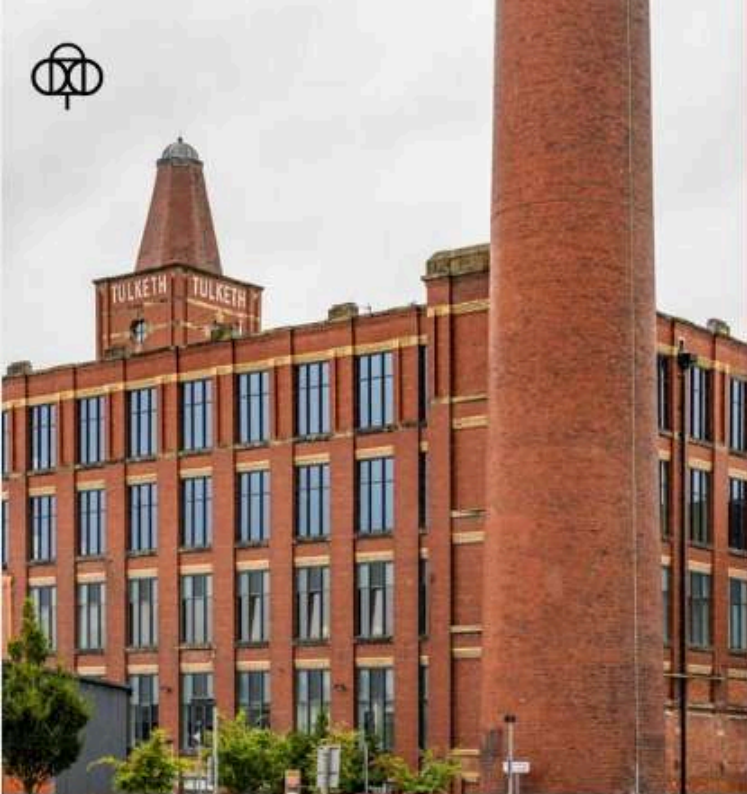


## Architectural Features

The Mill showcases classic early 20th-century industrial architecture. It features a durable red brick façade and a multi-storey design, typical of cotton mills, allowing for efficient material flow. Large windows provided essential natural light before electric lighting was common. Fireproofing was a priority, with cast iron columns and beams used to reduce fire risk in the flammable environment. The mill originally included a prominent chimney and water tower, vital for steam power and water supply, though the water tower has since been removed.

**Grade 2 Listed:** The building features a distinct turret (chimney), a significant architectural element which is listed.

**Condition:** The building has undergone significant renovation, including a new roof, drainage, windows, and facade. Structurally sound for the next 20 years with no additional structural work needed.





## History



Tulketh Mill, a historic cotton mill, was constructed in 1905 during the Industrial Revolution. It was initially built for the Tulketh Spinning Company Ltd, a firm formed specifically to operate the mill, becoming a key employer in Preston, providing jobs to hundreds of workers, including many women and children, who operated the spinning machines.

During its peak in the early 20th century, Tulketh Mill was a significant player in the global cotton industry. However, both World Wars disrupted production, and the industry faced challenges from global competition and synthetic fibres. Post-World War II, the decline of the British cotton industry accelerated. Tulketh Mill ceased cotton spinning in the 1960s and shifted to light industrial activities and warehousing.



In the early 2000s, Tulketh Mill was repurposed as a commercial space. Today, it stands preserved as a symbol of Preston's industrial heritage, now serving as office space in a transformed economic landscape. It has housed various businesses, including Littlewoods, Carphone Warehouse, TalkTalk, Capita. Today, it remains a prominent landmark steeped in local heritage.

**TULKETH MILL**

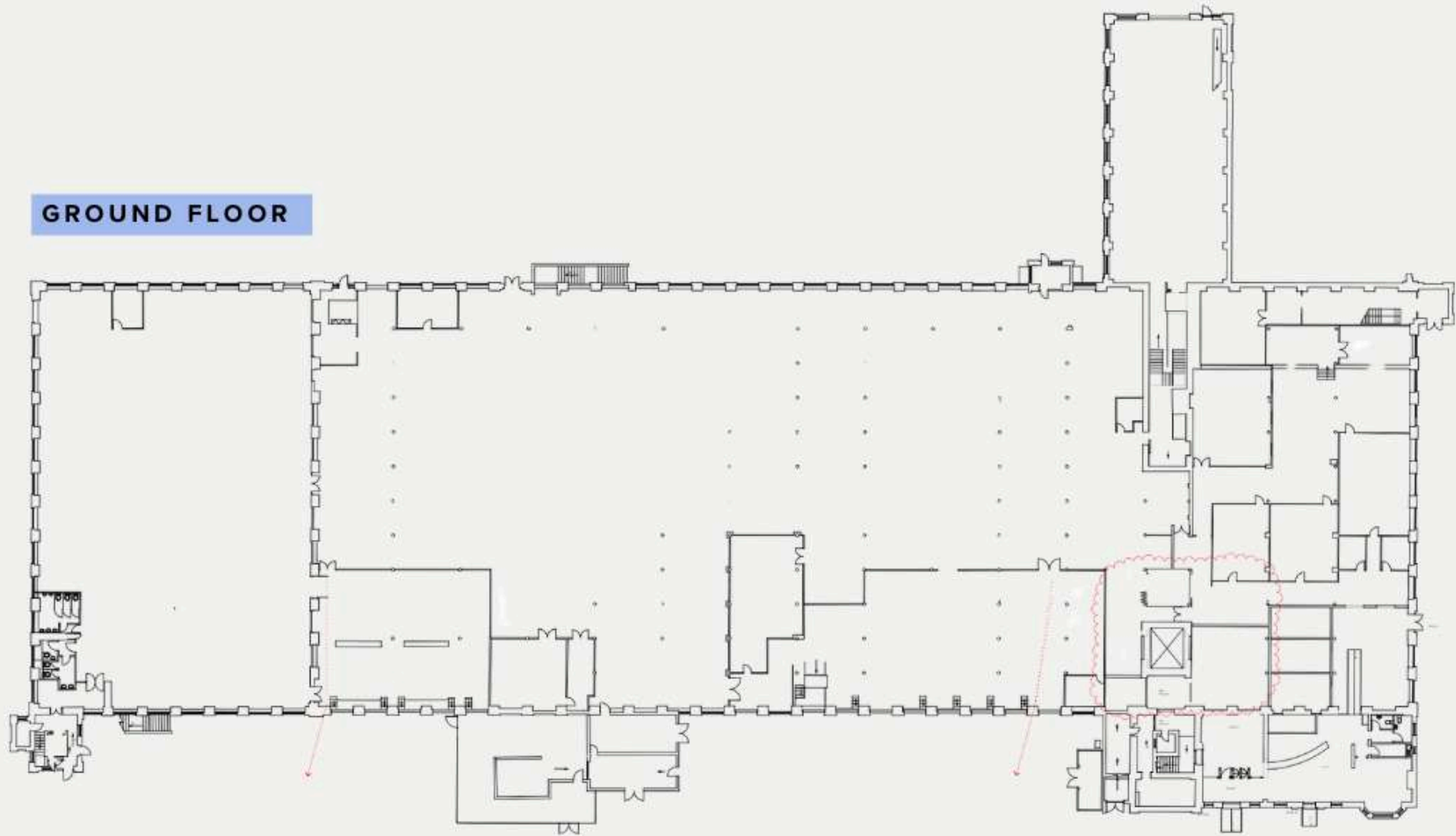


	TENANT	SIZE SQ FT	RENT	RENT PSF	LEASE END	BREAK DATE / COMMENTS
GROUND FLOOR	VACANT	64,241	N/A	N/A		
FIRST FLOOR	VACANT	55,899	N/A	N/A		
PART 2ND FLOOR	CAPITA	12,540	£125,000	£9.97	24/12/2026	<b>24/12/2024</b> Likely to serve break notice
PART 2ND FLOOR	VACANT	43,563	N/A	N/A		
THIRD FLOOR	VACANT	56,566	N/A	N/A		
FOURTH FLOOR	VACANT	57,600	N/A	N/A		

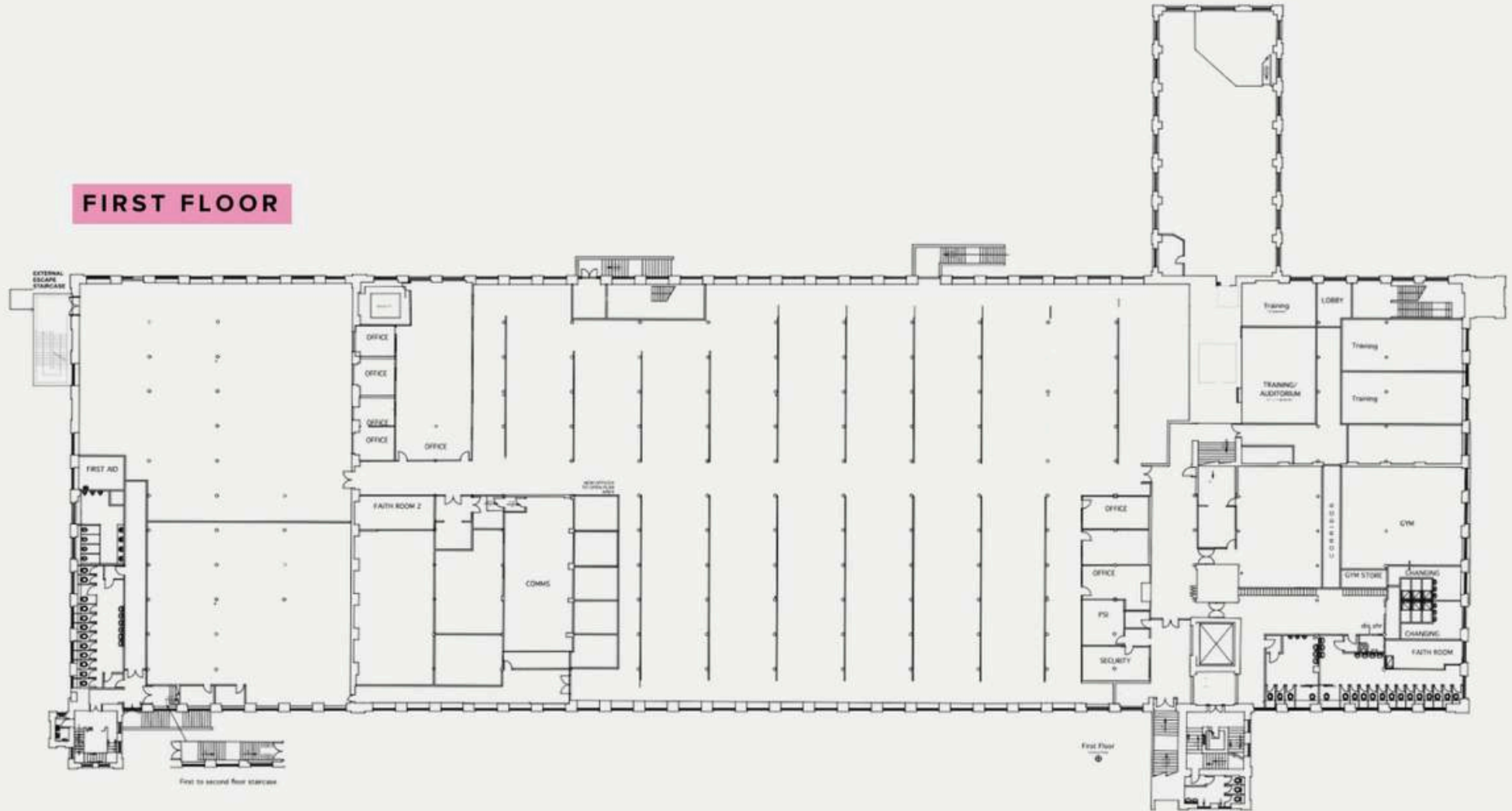
### FULL VACANT POSSESSION CAN BE OBTAINED FROM JAN 2025

UNIT 1	SUE RYDER	3,800	£45,000	£11.84	12/03/2025	
UNIT 1A	BARNARDOS	1,250	£22,000	£17.60	29/01/2024	Inside the act, new lease being agreed
UNIT 1B	DOMINOS	1,011	£17,500	£17.31	25/07/2031	
UNIT 2	TESCO	4,144	£66,607	£16.07	14/08/2036	
UNIT 3	SUBWAY	1,280	£22,000	£17.19	29/03/2026	
UNIT 4	GREGGS	1,280	£20,000	£15.63	22/08/2025	
TOTALS		303,174	£318,107			

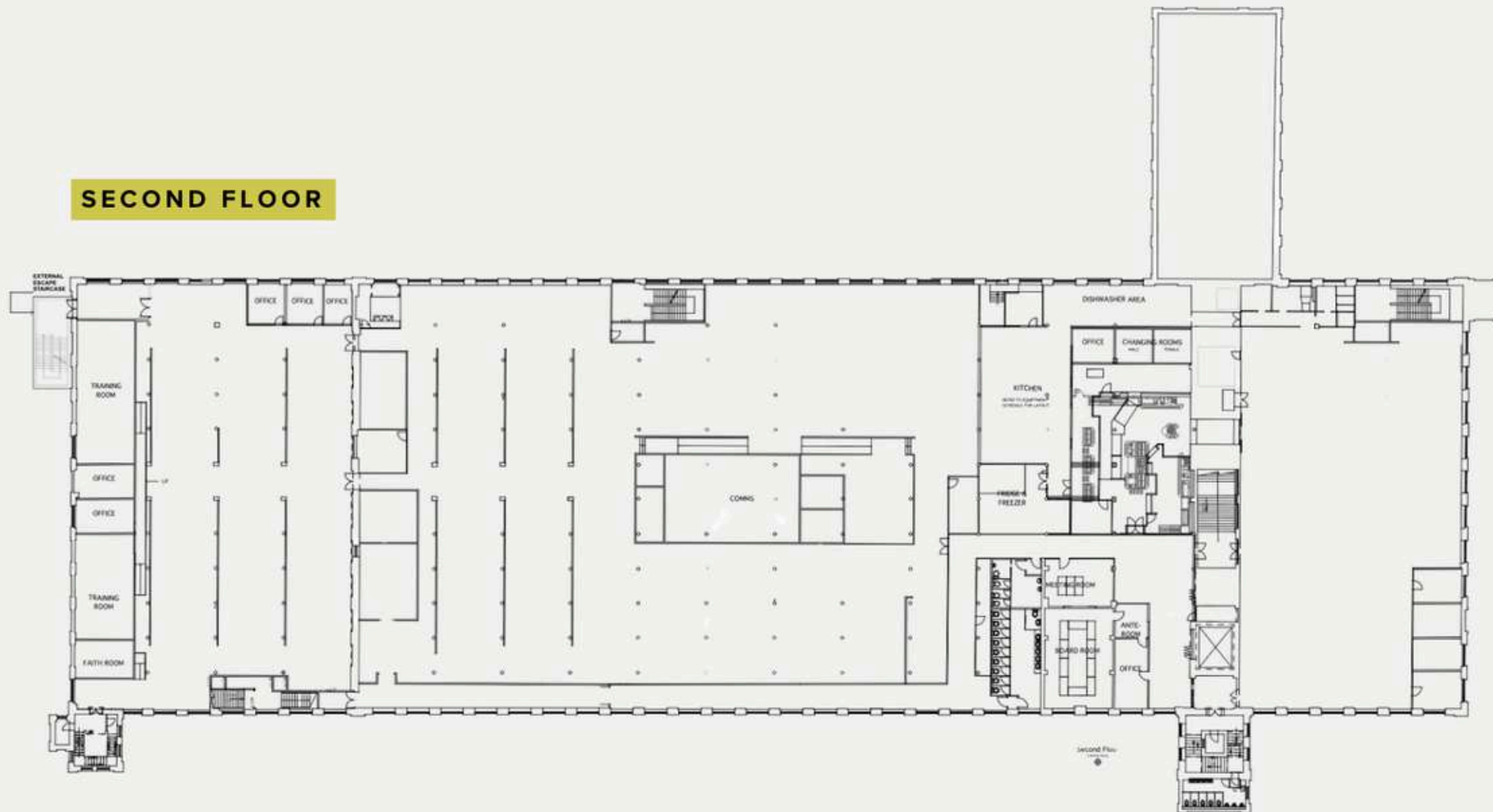
**GROUND FLOOR**



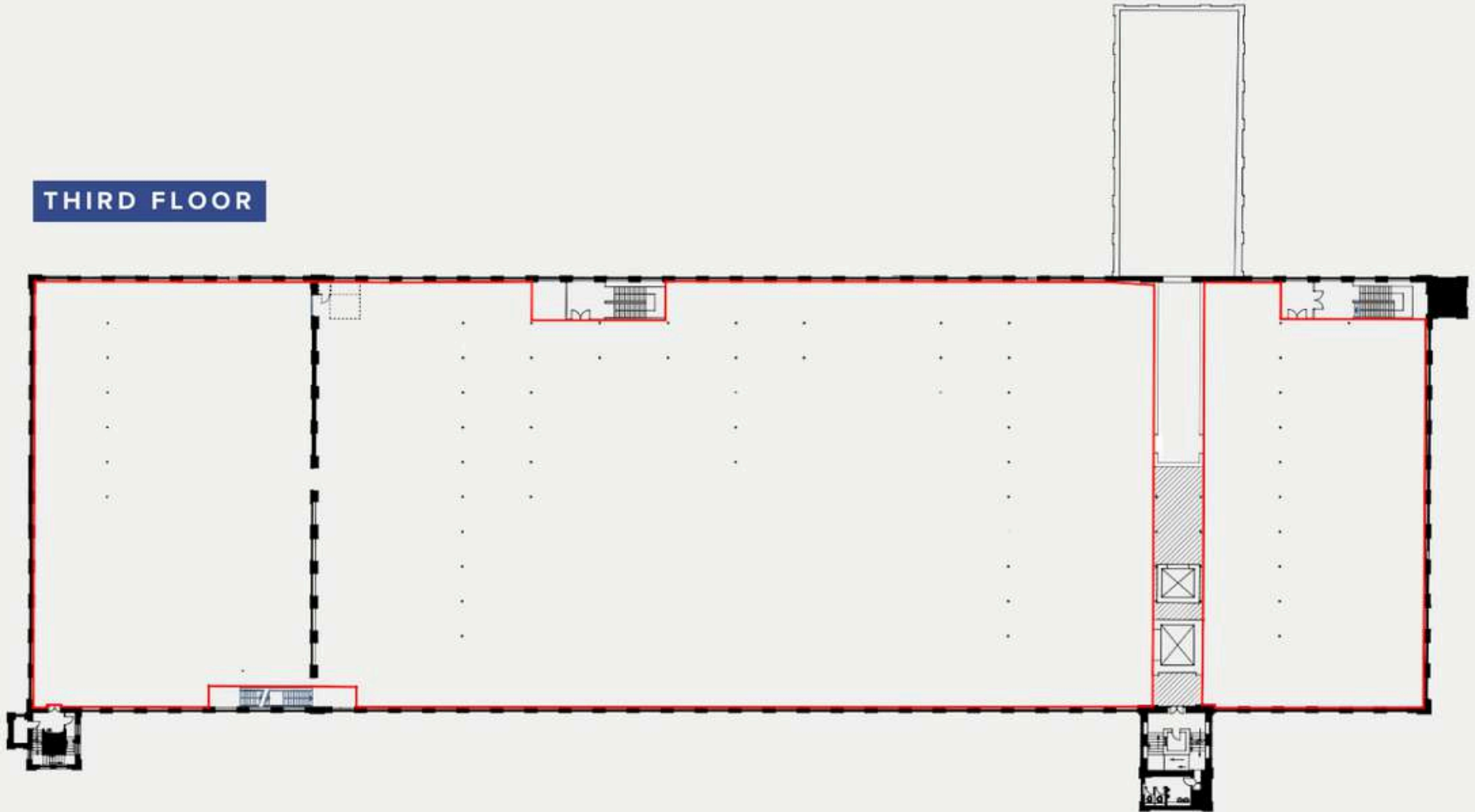
FIRST FLOOR



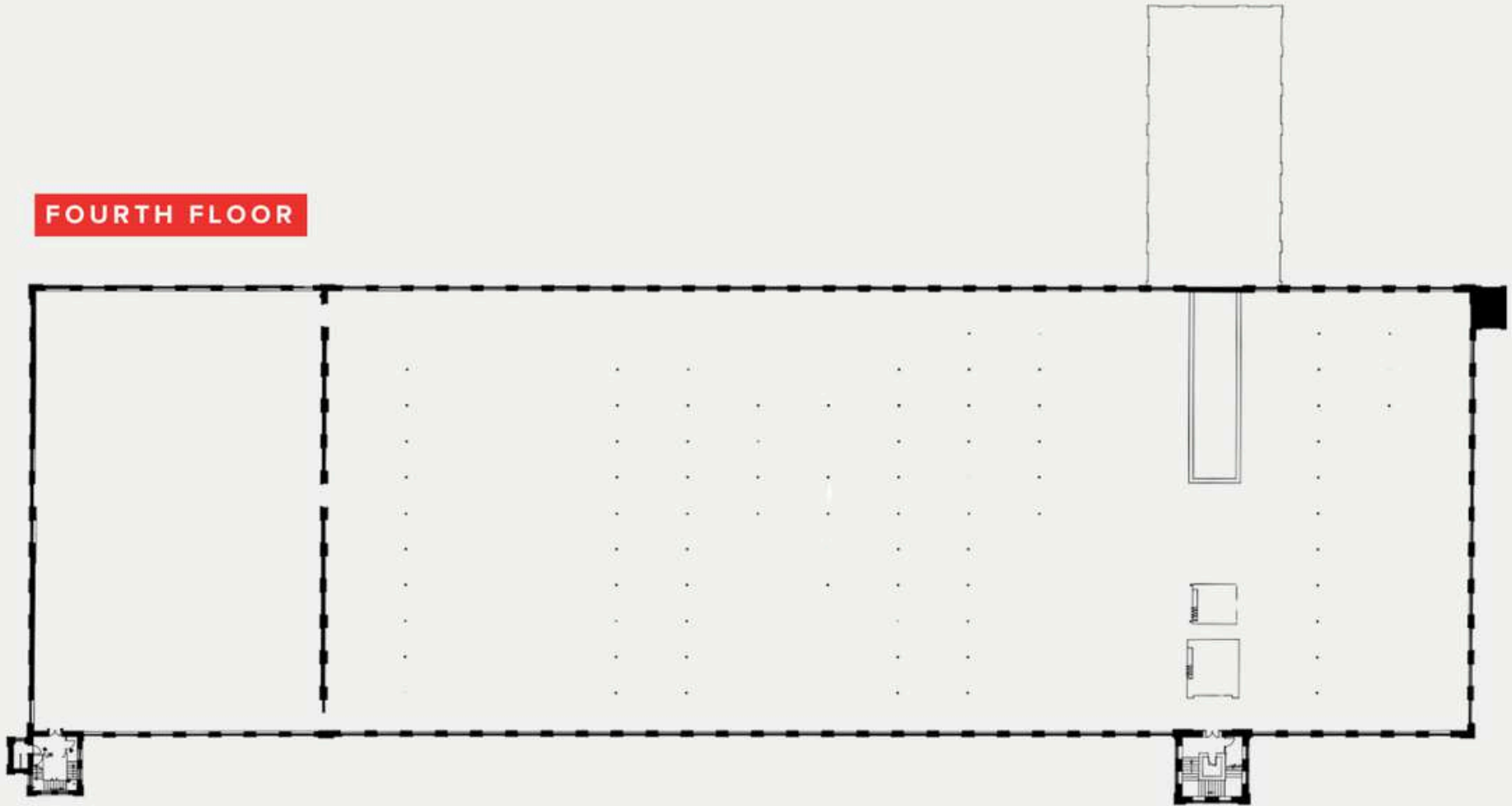
## SECOND FLOOR



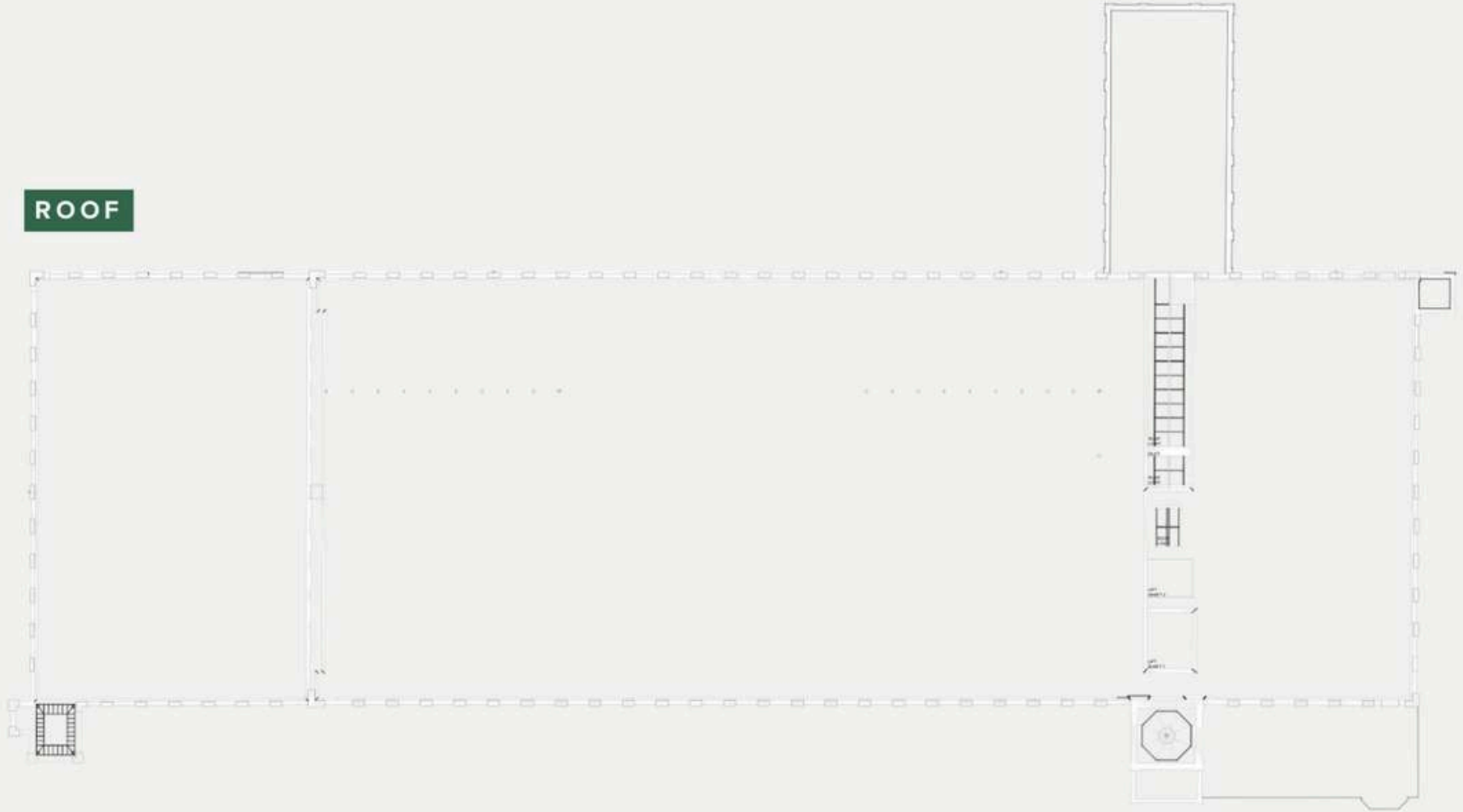
THIRD FLOOR



**FOURTH FLOOR**



ROOF



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