



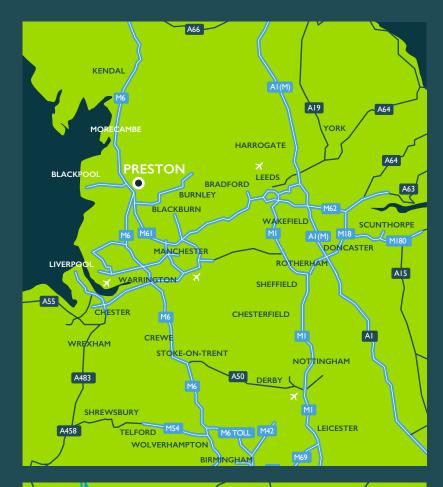
Preston East is located 200 yards from J31A, M6 and 3.5 miles north east of Preston City Centre.

The site sits alongside Bluebell Way (B6242), only 200yds from the M6 intersection and Longridge Road to the south.

Major local occupiers include:

- James Hall (Spar) HQ and training centre
- Shell PFS and Spar convenience store
- Starbucks drive-thru
- E H Booth's HQ and Distribution Centre
- UK Mail
- Premier Inn including public house
- Inchcape (JLR)
- Perrys (Mazda and Vauxhall)
- Lancashire County Council
- VOLVO

LOCATION	DISTANCE	TIME
PRESTON	3 MILES	10 MINS
MANCHESTER	36 MILES	40 MINS
CHORLEY	12 MILES	15 MINS
BLACKBURN	10 MILES	15 MINS
LIVERPOOL	36 MILES	55 MINS
LONDON	230 MILES	4 HOURS
MANCHESTER AIRPORT	40 MILES	40 MINS
LIVERPOOL DOCKS	35 MILES	40 MINS
M6 JUNCTION 31A	0.5 MILES	
M65 JUNCTION 2	6 MILES	
M55 JUNCTIONS	2.5 MILES	









following high level of specification

- 9m to underside of haunch
- 3 Level access loading doors
- 40m maximum yard depth
- 37 parking spaces
- 200kva power supply
- 50 Kn/M2 floor loading

Accommodation

Area	Size (Sq.ft)
Warehouse	28,264
Ground Floor Office	798
First Floor Office	1,581
TOTAL	30,643

PRESTON EAST PRESTON PR2 5PD

TERMS

The unit will be available to lease for a term of years to be agreed.

PLANNING

Full Planning Consent - Decision Number 06/2022/0003

TIMING

The unit can be developed for occupation for Q1 2024

CONTACT

For further information please contact the agent:



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