

PRESTON EAST

31A, M6,
PRESTON
PR2 5PD

BUILD TO SUIT OPPORTUNITY
30,000 SQ FT UNIT TO LET



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

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	



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Spar Distribution

Shell

DHL Parcel UK

Booths Central Office
and Distribution

Starbucks

Perrys Preston

Machine Tool Technologies

Universal Product Solutions

DPD Group UK

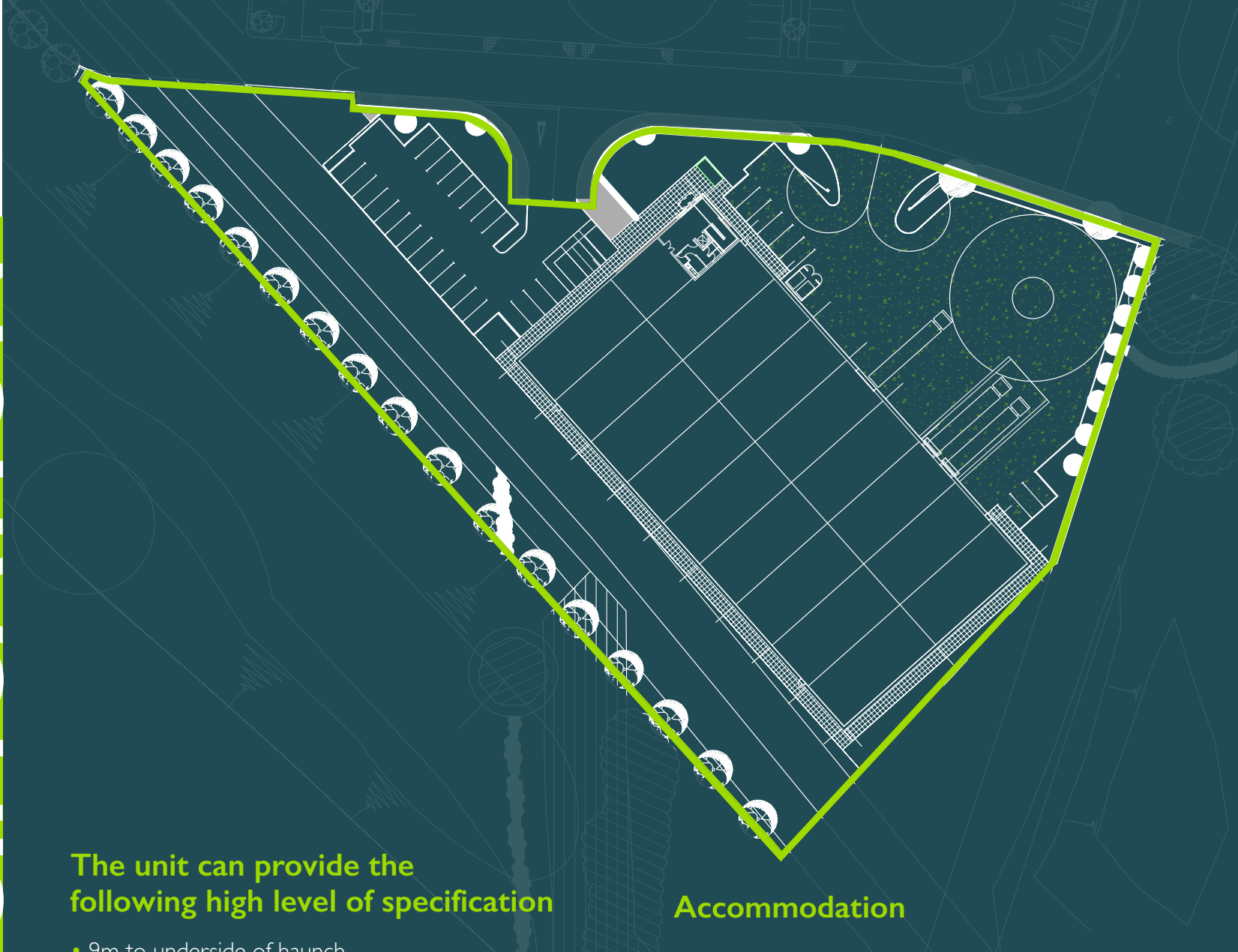
Centaur Technologies

← NORTH

M6

SOUTH →

SPECIFICATION



The unit can provide the 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

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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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