

DEEPDALE TRADE PARK | PRESTON

Unit 4 Under Offer | Units Let to

TOOLSTATION

salonservices



Units from 3,360 sq ft up to 10,080 sq ft available To Let



Ownership
The Hercules Unit Trust

DEEPDALE TRADE PARK | PRESTON

Location

Preston is located within the North West of England and is the administrative centre of Lancashire. Preston is located approximately 30 miles North-West of Manchester and benefits from excellent road communications with M6, M5, M65 and M61 all just a short distance away.

The estate is located immediately next to Deepdale Retail Park which is located approximately 1 mile from Preston city centre on Blackpool Road which is linked to the A59 and in turn leads to junction 31 of the M6. The location offers occupiers with a unique opportunity to locate in close proximity to the Deepdale Retail Park which offers unrivalled levels of footfall with over 90,000 customers each week.

Accommodation

The premises are available individually or combinations to suit occupier requirements with approximate internal areas as follows:

unit	sq m	sq ft
L1	312	3,360
L2	312	3,360
L3	312	3,360
Total Availability	936	10,080
L4	Under Offer	
L5	(Let to Salon Services)	
L6	(Let to Toolstation)	

Each unit is built the following specification:

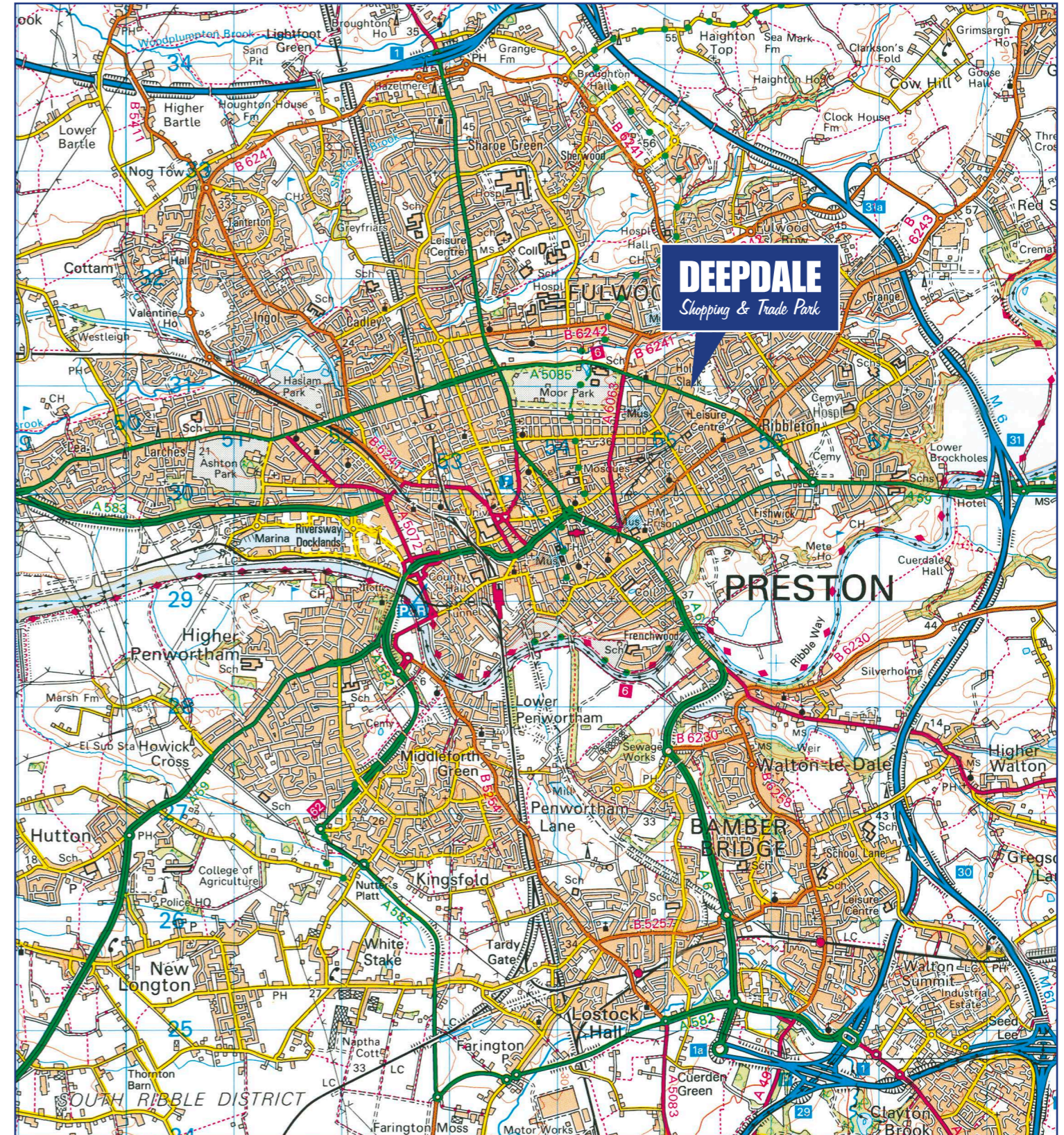
- Minimum eaves height of 6 metres to the underside of the haunch rising to 7.4 metres at the apex
- Generous car parking provision
- Large shared yard area
- Electrically operated roller shutter doors
- Pedestrian access to the front
- Kitchenette and WC facilities already installed

Planning

The development provides consent for B1, B2 and B8 uses as defined in the Town & Country Planning (Use Classes) Order 1987 (as amended). Further information available on request.

EPC

The units have a rating of B-29.



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FOOTFALL

Over 90,000 customers per week

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Managed by:



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