

On Behalf Of

FOR SALE / TO LET

PURPOSE BUILT DESIGN & BUILD OPPORTUNITIES



PRESTON EAST ADJACENT JUNCTION 31A M6, PRESTON

- Superb location overlooking M6 motorway
- 3,100 – 120,000 sq ft (288 – 11,148 sq m)
- Various business uses subject to detailed planning consent
- 26 week build period
- Adjacent occupiers – James Hall Spar, Booths Supermarkets, Menzies Distribution and Board 24

Correspondence

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Location

Comprising the last major development site within Preston East, the Design & Build business units are accessible directly from Bluebell Way and new estate road infrastructure which will shortly be constructed. Junction 31a of the M6 motorway is immediately adjacent, and provides easy access into the remainder of the north west and national motorway network. The city of Preston is close by, and the Greater Manchester / Merseyside conurbations are within a 30 minute drive.

Development Opportunities

Brookhouse Developments are able to offer business units, industrial / warehousing and distribution solutions from 3,100 – 120,000 sq ft (288 – 11,148 sq m) on fully self-contained sites. Detailed design and specification are available on request subject to status.

During the last 5 years, Preston East has undergone substantial infrastructure provision and associated development, and is now the principal distribution hub for the city of Preston. Most recently developments have been completed for James Hall Spar, Booths Supermarkets, Menzies Distribution and Board24.

Tenure & Purchase / Lease Details

All information relating to Design & Build freehold / leasehold opportunities are available from the joint agents on request. See Schedule of Availability.

VAT

All rentals / other costs quoted are exclusive of VAT, which will be charged in addition at the prevailing rate.

Legal Costs

Each party to be responsible for their respective legal costs arising in connection with a transaction.



SITE B6 - PRESTON EAST
PRELIMINARY PROPOSALS



Contact

For further information regarding all opportunities contact joint agents

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**For a full list of available commercial properties throughout the
North West, visit our Web Site at www.bdhproperty.co.uk**

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