



Our Ref: CNK/DCW/TUST2

Date as Postmark

Dear Applicant

Re: VISION at Red Scar Business Park, Longridge Road, Preston, PR2 5NA

Our clients Tustin Developments Limited are delighted to provide details of VISION at Red Scar Business Park, Preston, and we enclose a detailed brochure herewith which we are sure you will find interesting. Situated adjacent to Junction 31a of the M6 motorway, VISION at Red Scar Business Park forms part of the Preston East employment area and as such is an extremely well established industrial / distribution location with superb access to the remainder of the North West and national motorway network.

Buildings from 2,787 sq m (30,000 sq ft) up to 11,612 sq m (125,000 sq ft) can be accommodated on circa 40 acres of land on a design & build basis subject to status and detailed agreement of terms.

Accommodation is available either For Sale or To Let on terms to be agreed, and for further details contact Nick Kos at this office or our joint agents Robert Pinkus & Co or WHR Property.

Yours faithfully,

Bailey Deakin & Hamiltons

Enc: Brochure

Correspondence

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Fulwood, Preston, Lancs PR2 9ZG

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Director: C N Kos BSc (HONS) MRICS · S J Kos



VISION

AT RED SCAR

Red Scar Business Park, Longridge Road, Preston, Lancashire, PR2 5NA

VISION

AT RED SCAR

VISION AT RED SCAR IS A NEW STRATEGICALLY LOCATED DEVELOPMENT OPPORTUNITY OF **CIRCA 40 ACRES** OFFERING OCCUPIERS NEW B1, B2 AND B8 **DESIGN AND BUILD** SOLUTIONS

The site is ideal for both warehouse, distribution and manufacturing warehouse companies and can provide solutions from between 30,000 – 125,000 sq ft (2,787 – 11,613 sq m).

The site is owned by Tustin Developments Limited who have a long history of industrial development in both the Preston area and the wider North West.



VISION

AT RED SCAR

A FULL **DESIGN TEAM** IS IN PLACE
AND PREMISES CAN BE BUILT TO AN
OCCUPIER'S **BESPOKE REQUIREMENTS**
AND MADE AVAILABLE ON EITHER A
FREEHOLD OR LEASEHOLD BASIS

It is anticipated that buildings will provide the following:-

Warehouse

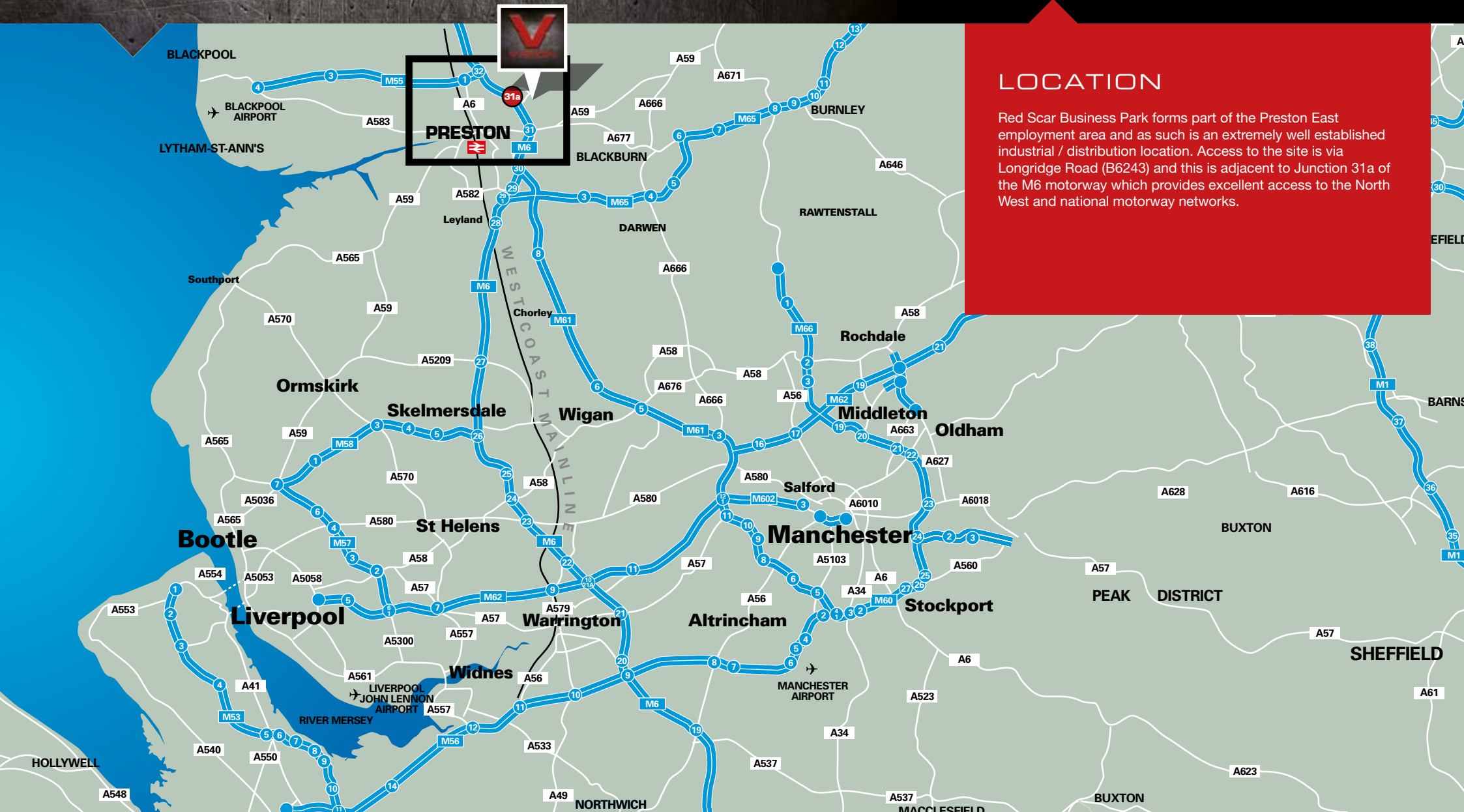
- Buildings from 30,000 – 125,000 sq ft (2,787 – 11,613 sq m).
- Dock level and drive in loading.
- Eaves height up to 15m (subject to planning).
- 50kn per m2 floor loading.
- Separate car parking and yard areas.
- Commercial vehicle parking areas.
- Possible expansion available.
- High quality landscaping to create business park environment.

Office Content

- Suspended ceilings.
- Raised floors.
- Lift access (DDA compliant).
- WC and kitchen areas.
- LG3 lighting.
- Broadband connectivity.

VISION

AT RED SCAR

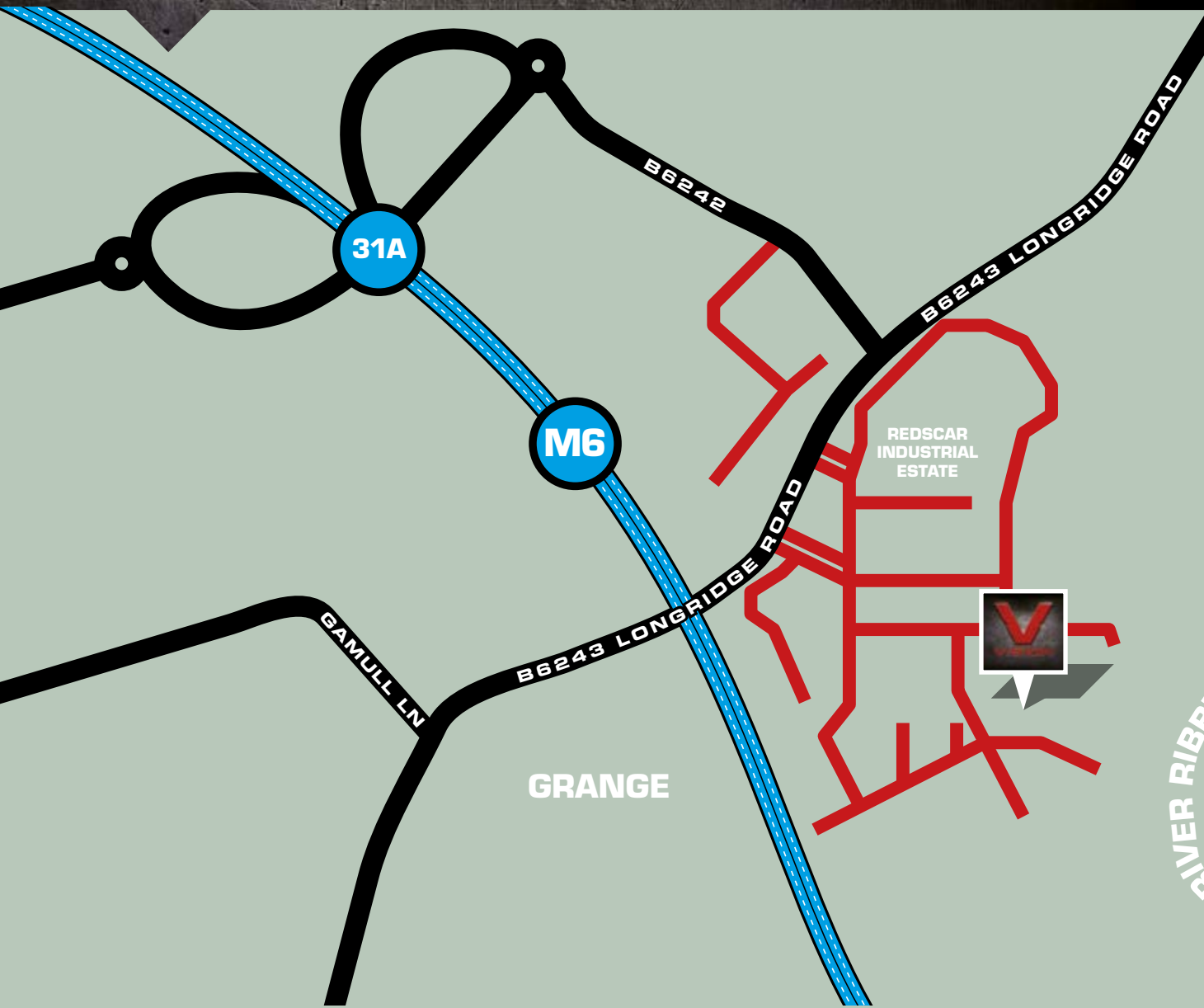


LOCATION

Red Scar Business Park forms part of the Preston East employment area and as such is an extremely well established industrial / distribution location. Access to the site is via Longridge Road (B6243) and this is adjacent to Junction 31a of the M6 motorway which provides excellent access to the North West and national motorway networks.

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RED SCAR BUSINESS PARK

Red Scar Business Park is long established and is the premier industrial location in the Preston area. The existing business park comprises over 600,000 sq ft. Occupiers include Menzies Distribution, Brammer UK, SITA, Veolia, Lancashire Constabulary, Lancashire County Council and B3 International.

DRIVE TIMES

Preston	13 mins
Manchester	40 mins
Liverpool	50 mins
Leeds	1 hr 12 mins
Glasgow	2 hrs 47 mins
London	3 hrs 41 mins

AT RED SCAR

Design and build solutions from 30,000 – 125,000 sq ft (2,787 – 11,613 sq m) can be made available on either a leasehold or long leasehold basis (125 years at a peppercorn).

Consideration will be given to selling individual plots by long leasehold from one acre upwards as indicated on the attached plan (this is where we need to insert the plan showing individual plot sizes).



VISION

AT RED SCAR

CONTACT

For viewings and further information please contact the joint letting agents.

Nick Kos
nick@bdhproperty.co.uk

Danny Pinkus
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Mike Rooney
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