



**DESIGN AND
BUILD OPPORTUNITIES**

PRESTON EAST

FOR SALE // TO LET

Strategically Located

- Jct 31A M6
- Preston Town Centre - Three Miles
- Potential for Car Showroom, Trade Counter, Industrial & Warehouse uses



PRESTON EAST.com

Employment Area

Preston East is strategically located within half a mile of junction 31A of the M6 motorway, to the east of Preston.

The site has excellent access to the M6, M61, M65 and M55 motorways and the central Lancashire towns of Preston, Chorley and Leyland.

The Opportunity

Preston East is an established employment location with occupiers including James Hall (Southport) Limited, Booths, DPD and VW Commercial.

The subject site can offer high quality design and build packages to suit requirements from 20,000 sq ft to 200,000 sq ft.

Layout plans can be produced based on individual occupier's requirements.





Indicative Layout

Unit	Sq M	Sq Ft
Plot 1	4,027	43,340
Plot 2	3,360	36,160
Plot 3	3,627	39,040
Plot 4	17,435	187,670
Plot 5	9,234	99,390
Total	37,683	405,600
Site Area	9.599 Hectares	23.72 Acres
Density	39.25%	

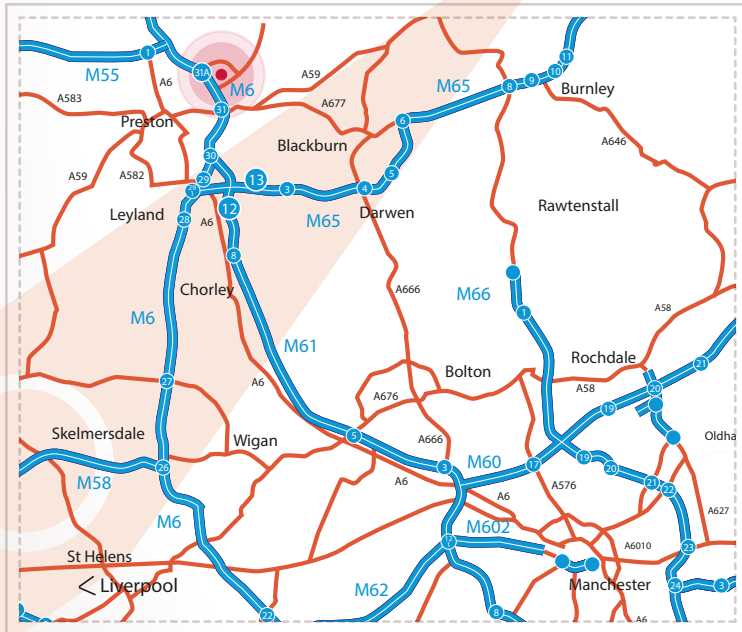
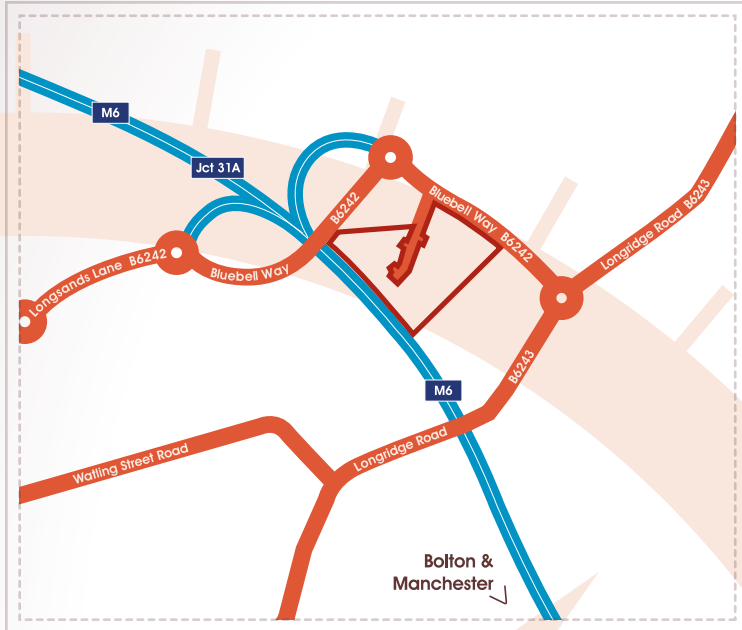


Distances

Location	Distance	Motorway Junctions	Distance
Preston	3 Miles	M6 Junction 31A	0.5 Miles
Blackpool	19 Miles	M61 Junction 9	4.5 Miles
Manchester	36 Miles	M65 Junction 2	6 Miles
Chorley	12 Miles	M55 Junction 1	2.5 Miles
Blackburn	10 Miles		
Liverpool	36 Miles		



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Tenure

Design and build packages can be made available on either a leasehold or freehold basis.

Planning

Preston East has an outline planning consent for up to 63,570 sq m (684,284 sq ft) of general industrial and warehouse/distribution (B2/B8) uses. Planning App No. 06/2014/0323.



Services

All mains services are available to the site.

VAT

All prices/rents quoted are exclusive of VAT.

Terms

For further information please contact:

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www.PRESTONEAST.com



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