

# DEEPDALE TRADE PARK | PRESTON

One Unit Remaining | Units Let to

**TOOLSTATION**

salonservices

**halfords**  
autocentre

**CTD**  
ceramic tile distributors



One remaining unit available extending to 3,360 sq ft

**LaSalle**  
INVESTMENT MANAGEMENT

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
<b>Total Availability</b>	<b>312</b>	<b>3,360</b>
L2 & L3	Let to Ceramic Tile Distributors	
L4	Let to Halfords Autocentres	
L5	Let to Salon Services	
L6	Let to Toolstation	

Each unit is built the following specification:

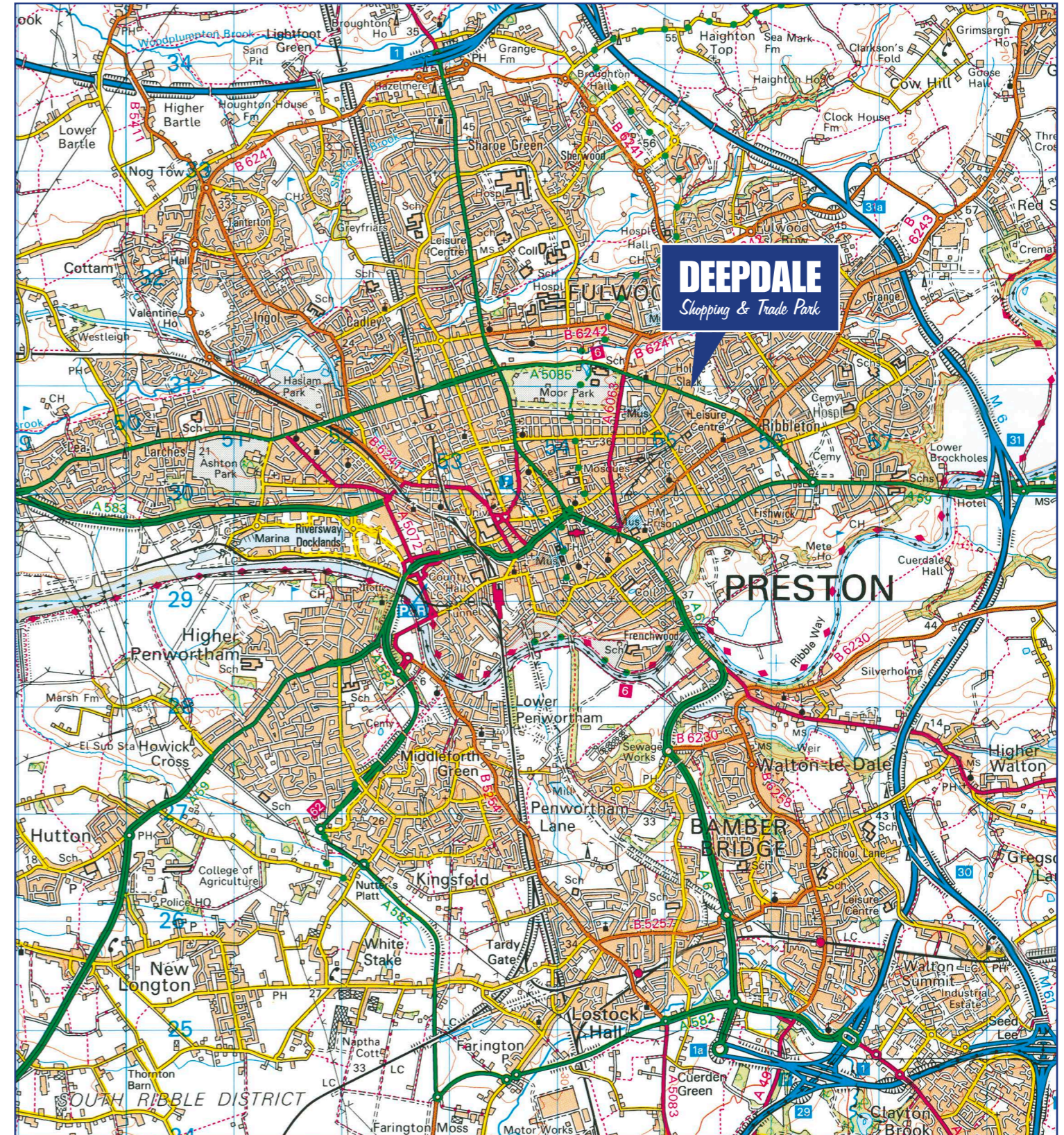
- Minimum eaves height of 6 metres to the underside of the haunch rising to 7.4 metres at the apex
- Generous car parking provision
- Large shared yard area
- Electrically operated roller shutter doors
- Pedestrian access to the front
- Kitchenette and WC facilities already installed

## 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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