

# PRESTON EAST

31A, M6,  
PRESTON  
PR2 5PD

BUILD TO SUIT OPPORTUNITY  
30,000 SQ FT UNIT TO LET





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# LOCATION

**Preston East is located 200 yards from J31A, M6 and 3.5 miles north east of Preston City Centre.**

The site sits alongside Bluebell Way (B6242), only 200yds from the M6 intersection and Longridge Road to the south.

### Major local occupiers include:

- James Hall (Spar) HQ and training centre
- Shell PFS and Spar convenience store
- Starbucks drive-thru
- E H Booth's HQ and Distribution Centre
- UK Mail
- Premier Inn including public house
- Inchcape (JLR)
- Perrys (Mazda and Vauxhall)
- Lancashire County Council
- VOLVO

LOCATION	DISTANCE	TIME
PRESTON	3 MILES	10 MINS
MANCHESTER	36 MILES	40 MINS
CHORLEY	12 MILES	15 MINS
BLACKBURN	10 MILES	15 MINS
LIVERPOOL	36 MILES	55 MINS
LONDON	230 MILES	4 HOURS
MANCHESTER AIRPORT	40 MILES	40 MINS
LIVERPOOL DOCKS	35 MILES	40 MINS
<b>M6 JUNCTION 31A</b>	<b>0.5 MILES</b>	
<b>M65 JUNCTION 2</b>	<b>6 MILES</b>	
<b>M55 JUNCTIONS</b>	<b>2.5 MILES</b>	





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Spar Distribution

Shell

DHL Parcel UK

Booths Central Office  
and Distribution

Starbucks

Perrys Preston

Machine Tool Technologies

Universal Product Solutions

DPD Group UK

Centaur Technologies

← NORTH

M6

SOUTH →



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# SPECIFICATION

## The unit can provide the following high level of specification

- 9m to underside of haunch
- 3 Level access loading doors
- 40m maximum yard depth
- 37 parking spaces
- 200kva power supply
- 50 Kn/M2 floor loading

## Accommodation

Area	Size (Sq.ft)
Warehouse	28,264
Ground Floor Office	798
First Floor Office	1,581
<b>TOTAL</b>	<b>30,643</b>





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## TERMS

The unit will be available to lease for a term of years to be agreed.

## PLANNING

Full Planning Consent - Decision Number 06/2022/0003

## TIMING

The unit can be developed for occupation for Q1 2024

## CONTACT

For further information please contact the agent:



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Designed by:  
  
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