

PRESTON
PR2 5AP

LOGISTICS & MANUFACTURING
UNITS FROM 25,000 TO 500,000 SQ FT

TO LET /
FOR SALE



APTUS

APTUS

WELCOME TO APTUS

APTUS PRESTON

ON SITE Q1 2024

UNITS FROM
25,000 TO
500,000 SQ FT

J31A OF M6
ONLY 1.5 MILES

6.3MVA

ALLOCATED POWER LOAD

Located close to Preston, only minutes from junction 31A of the M6, APTUS is set to become a 21st century industrial, manufacturing, and logistics hub where global and local occupiers can enjoy 790,000 sq ft of high-specification space in units from 25,000 sq ft to circa 500,000 sq ft.

With construction commencing in Q1 2024, this brand new development has been designed with the latest requirements in mind, providing businesses of all sizes a flexible range of sustainable property solutions that can be built to suit on a freehold and leasehold basis, with access to market ready infrastructure and power provision.

APTUSPRESTON.CO.UK



A joint venture between HBD Ltd & Barnfield Construction Ltd

LOGISTICS & MANUFACTURING

INDICATIVE MASTERPLAN

UNIT 1

Total size	2,404 sq m	25,875 sq ft
Warehouse	2,090 sq m	22,500 sq ft
First floor office	314 sq m	3,375 sq ft

UNIT 2

Total size	2,404 sq m	25,875 sq ft
Warehouse	2,090 sq m	22,500 sq ft
First floor office	314 sq m	3,375 sq ft

UNIT 3

Total size	2,671 sq m	28,750 sq ft
Warehouse	2,323 sq m	25,000 sq ft
First floor office	348 sq m	3,750 sq ft

UNIT 4

Total size	2,671 sq m	28,750 sq ft
Warehouse	2,323 sq m	25,000 sq ft
First floor office	348 sq m	3,750 sq ft

UNIT 5

Total size	5,657 sq m	60,900 sq ft
Warehouse	5,388 sq m	58,000 sq ft
First floor office	269 sq m	2,900 sq ft

UNIT 6

Total size	6,633 sq m	71,400 sq ft
Warehouse	6,317 sq m	68,000 sq ft
First floor office	316 sq m	3,400 sq ft

UNIT 7

Total size	11,584 sq m	124,688 sq ft
Warehouse	11,032 sq m	118,750 sq ft
First floor office	552 sq m	5,938 sq ft

UNIT 8

Total size	13,656 sq m	147,000 sq ft
Warehouse	13,006 sq m	140,000 sq ft
First floor office	650 sq m	7,000 sq ft

UNIT 9

Total size	11,584 sq m	124,688 sq ft
Warehouse	11,032 sq m	118,750 sq ft
First floor office	552 sq m	5,938 sq ft

UNIT 10

Total size	8,584 sq m	92,400 sq ft
Warehouse	8,175 sq m	88,000 sq ft
First floor office	409 sq m	4,400 sq ft

UNIT 11

Total size	5,657 sq m	60,900 sq ft
Warehouse	5,388 sq m	58,000 sq ft
First floor office	269 sq m	2,900 sq ft

UNIT 12

Total size	2,938 sq m	31,625 sq ft
Warehouse	2,555 sq m	27,500 sq ft
First floor office	383 sq m	4,125 sq ft

UNDER OFFER

Total size	13,656 sq m	147,000 sq ft
Warehouse	13,006 sq m	140,000 sq ft
First floor office	650 sq m	7,000 sq ft

UNDER OFFER

Total size	11,584 sq m	124,688 sq ft
Warehouse	11,032 sq m	118,750 sq ft
First floor office	552 sq m	5,938 sq ft

UNDER OFFER

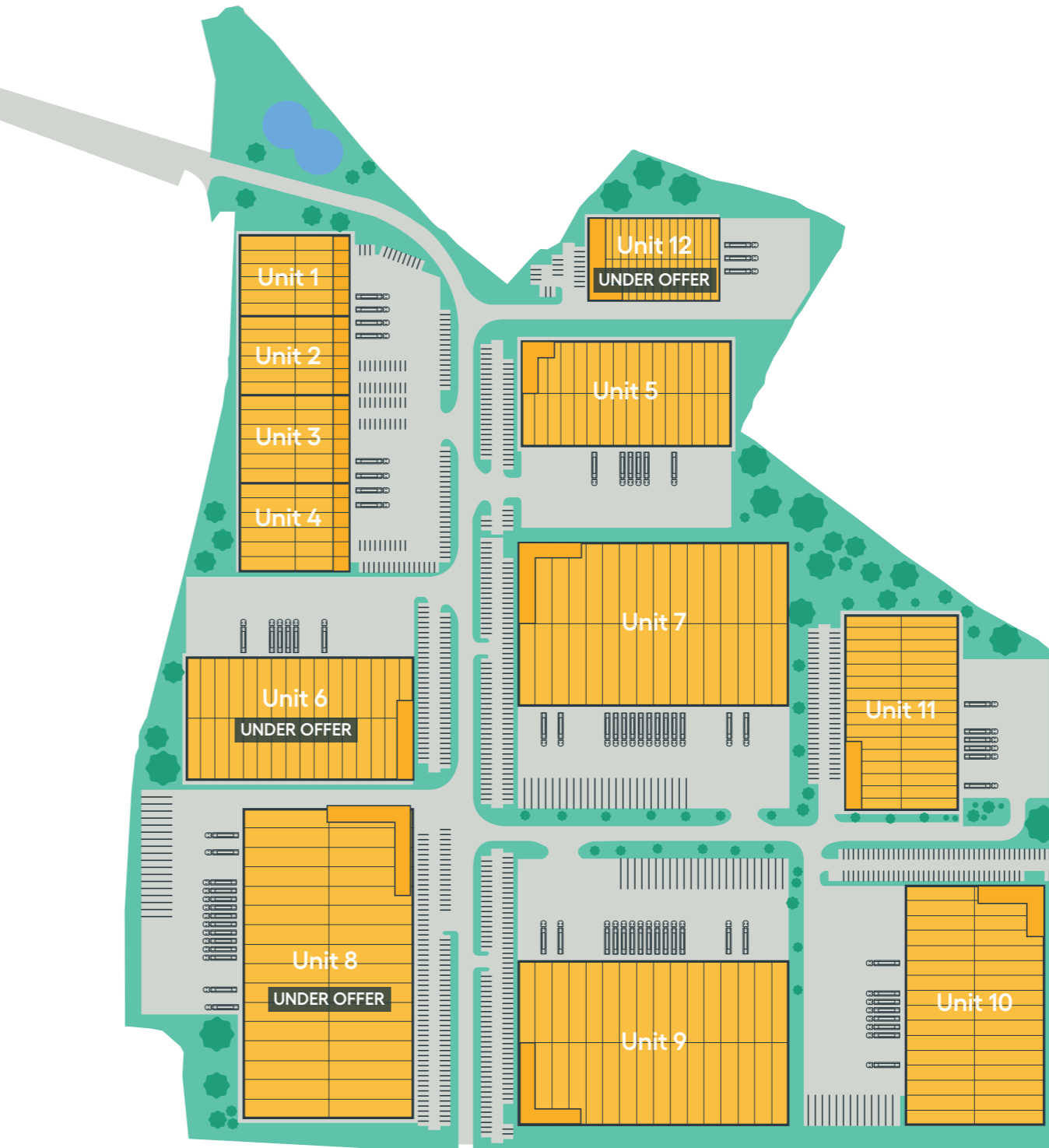
Total size	5,657 sq m	60,900 sq ft
Warehouse	5,388 sq m	58,000 sq ft
First floor office	269 sq m	2,900 sq ft

UNDER OFFER

Total size	6,633 sq m	71,400 sq ft
Warehouse	6,317 sq m	68,000 sq ft
First floor office	316 sq m	3,400 sq ft

UNDER OFFER

Total size	11,584 sq m	124,688 sq ft
Warehouse	11,032 sq m	118,750 sq ft
First floor office	552 sq m	5,938 sq ft





SPECIFICATION

25,000 – 500,000 SQ FT

MANUFACTURING & LOGISTICS UNITS

B2 AND B8

USES

HIGH-SPECIFICATION

SUSTAINABLE SPACE

NET ZERO CARBON

CAPABILITY

VERY GOOD (EXCELLENT CAPABLE)

BREEAM

EPC

RATING A

NO RESTRICTION

ON EAVES HEIGHT

50KN/M2

FLOOR LOADING

6.3MVA

ALLOCATED POWER LOAD

MEDIUM PRESSURE

GAS CONNECTION

EV

CHARGING POINTS

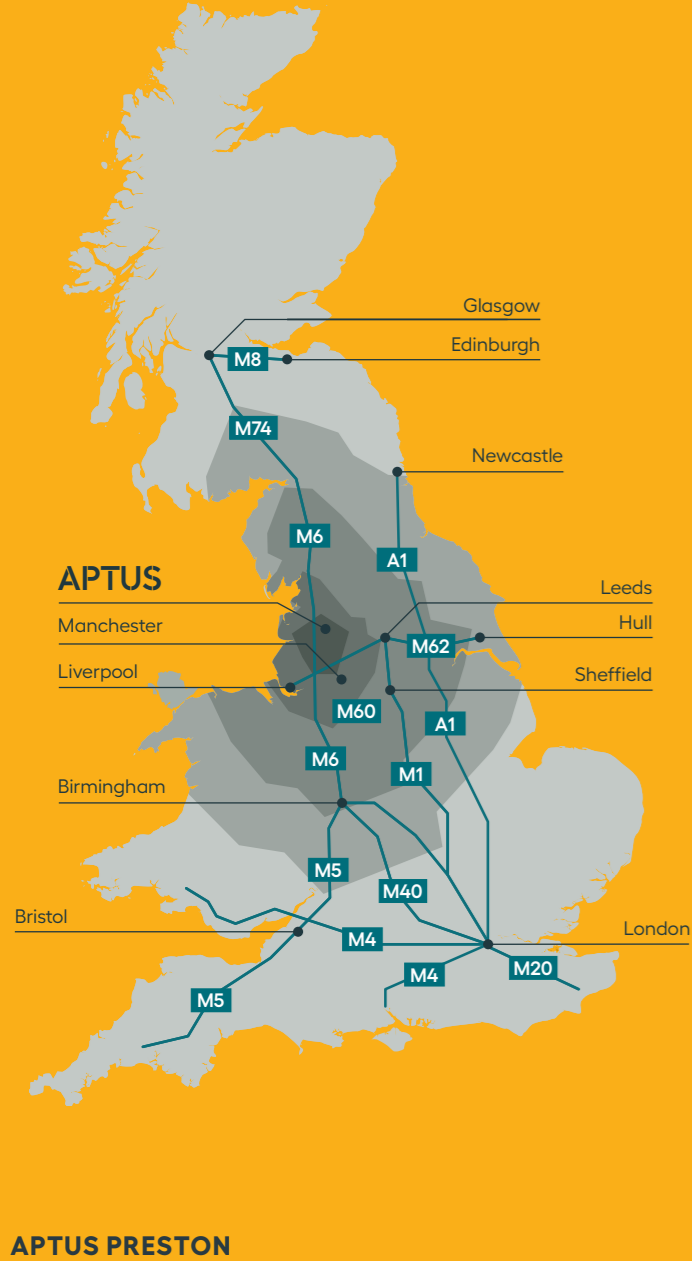
PV

READY ROOFS

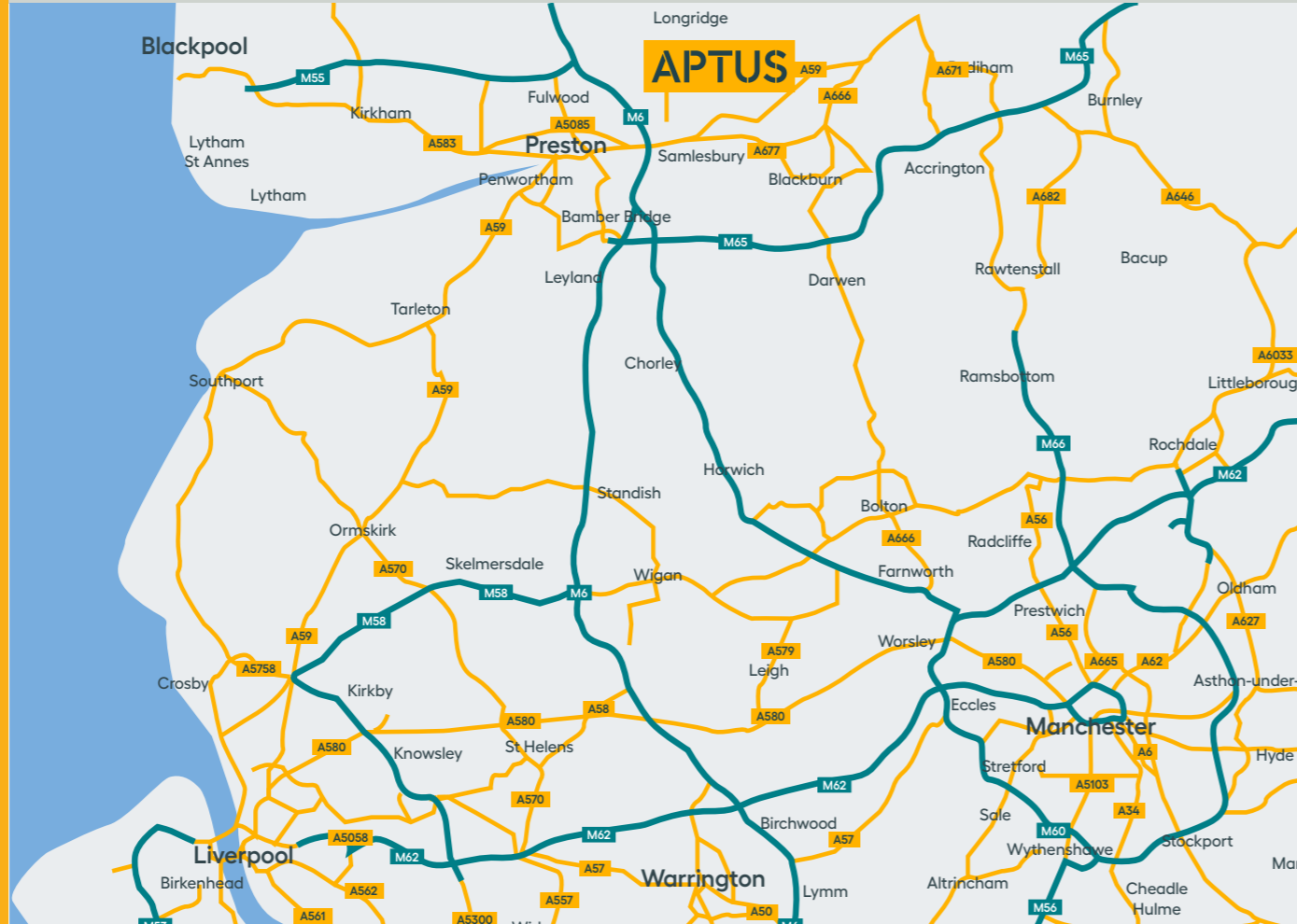
LOCATION

DESTINATION MILES

J31A of the M6	1.5 miles	Manchester Airport	41 miles
Preston City Centre	3.5 miles	Liverpool	40 miles
Manchester	36 miles		



APTUS PRESTON



GET CONNECTED

CONNECTIVITY

- Adjacent to Roman Way Industrial Estate
- 1.5 miles east of junction 31A of the M6
- Preston city centre 3.5 miles
- Served by local bus services 6 at Red Scar
- Proximity to UCLAN and Lancaster University
- 1.5m residents and 6m within a 1 hour commute

DRIVE TIMES

J31A of the M6	4 minutes
Preston City Centre	18 minutes
Manchester	50 minutes
Manchester Airport	50 minutes
Liverpool	60 minutes

Postcode:
PR2 5AP

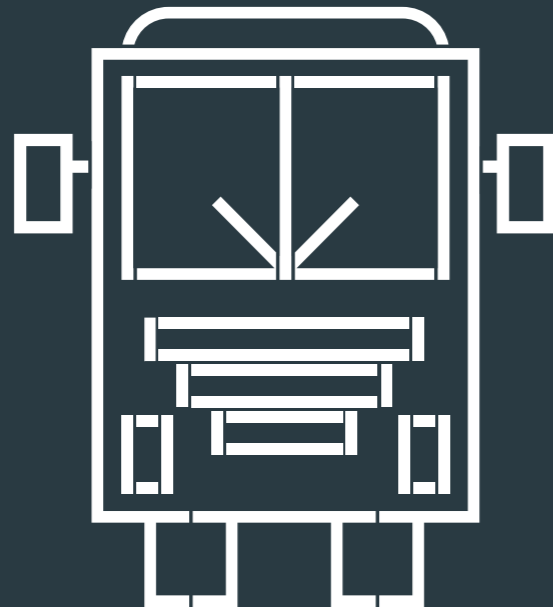
What3words:
DINNER.HILL.REFERS



A DYNAMIC REGION

Preston is an excellent place to locate your business. It boasts a thriving economy with a diverse range of industries, including manufacturing, technology, and finance. Crucially the city enjoys excellent connectivity with strong transport links, including a well-connected train station and proximity to major motorways. Moreover, Preston offers a highly skilled and educated workforce, thanks to the presence of prestigious universities and colleges in the area.

Furthermore, Preston has a supportive and vibrant business community, with various initiatives to promote collaboration and growth. Overall, Preston provides the perfect blend of opportunity, infrastructure, and resources to make it an excellent location for your business.



- £33.3bn regional economy – one of the UK’s largest

- 55,000 businesses supporting 700,000 jobs

- 2nd highest concentration of manufacturing in the UK

- 4th biggest aerospace cluster in the world

- Producer of more than 30% of the UK’s low carbon electricity

- 84,000 engineering and aerospace workers

- 37,000 energy specialists

- 30,000 digital and technology professionals

- 4 universities – 60,000+ students

- Lancaster University ranked in top 1% globally

- Samlesbury to be the home of the National Cyber Force HQ bringing a further 2,000+ jobs to the region

*statistics apply across the wider Lancashire area

SUSTAINABILITY

Barnfield Construction and HBD are working together to help make a real difference to our places, people, partners, and the planet by making our schemes as sustainable as possible. At APTUS we are committed to delivering a development where businesses and employees can enjoy their working environment and prosper.

FUTURE THINKING



Strategic employment site



High-specification sustainable space



EV charging points



BREEAM Very Good (Excellent Capable)



EPC Rating A



Sustainable access by foot, bike, and bus



Extensive landscaping



Net Zero Carbon capability

ABOUT US

ABOUT US

Alongside its sister site EAST, APTUS is being delivered by a joint venture partnership between Barnfield Construction and HBD. Together, our collective expertise and track record of consistently creating premium destinations for businesses and communities speaks for itself.

BARNFIELD CONSTRUCTION

We are contractors, developers and investors working with public and private sector partners and clients for more than 40 years. Headquartered in Lancashire, our £80m turnover property group is delivering a diverse range of schemes on more than 30 live sites nationwide.

HBD

Part of the Henry Boot Group, we create some of the UK's best industrial and logistics destinations. With a track record of successfully transforming unloved sites into thriving commercial hubs, we're well known for delivering sustainable places with purpose, where local and global brands can maximise their potential.

CATALYST
Sheffield



BARNFIELD **POWER PARK**
Nottingham



HBD

FRONTIER PARK
Blackburn



BARNFIELD **MARKHAM VALE**
Derbyshire



HBD

FIND OUT MORE

APTUSPRESTON.CO.UK

ENQUIRIES AND FURTHER INFORMATION



JASON PRINT
07833 170680
jprint@geraldeve.com



MARK CLARKSON
07887 837045
mac@eckersleyproperty.co.uk



DEAN YOUNG
07825 170475
dean@youngandco.org.uk

A JOINT VENTURE BETWEEN:

H B D



HBD IS PART OF **HENRY BOOT GROUP**

BARNFIELD CONSTRUCTION IS PART OF **BARNFIELD GROUP**

This mailer is intended purely as a guide. All information contained within has been checked and is understood to be correct at the time of publication. These particulars do not form part of an offer or contract.