



Unit 21 Hill Top Farm, Jepps Lane, Preston, PR3 5AQ

£1,300 Per month

These brand-new, highly versatile industrial units are currently under construction on a secure site offering flexible sizing options and full 24/7 access. Built with high-specification insulated panels, the walls and roof are now complete, paving the way for internal fit-outs. Inquire early to secure your preferred unit size and take advantage of bespoke layout configuration.

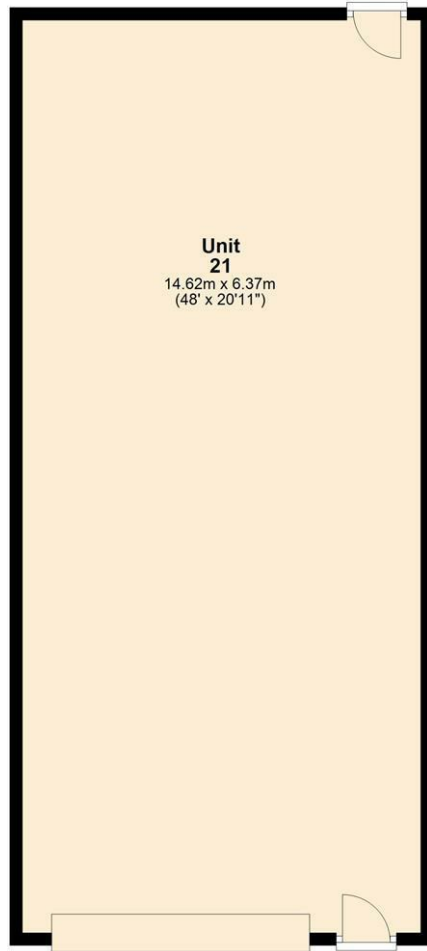
Designed to accommodate a wide range of commercial activities, these modern units carry flexible **B2 (General Industrial), B8 (Storage and Distribution), and Class E (Commercial, Business, and Service)** usage ratings. Each unit is constructed to an exceptional standard, featuring a premium polished concrete floor and a heavy-duty 3-phase electrical supply, making them ideal for manufacturing, logistics, or trade counter operations.

A standout feature of these properties is their generous internal clearance height. Every unit offers sufficient headspace to accommodate a full-coverage mezzanine floor across the entire footprint, effectively doubling the usable square footage. For businesses requiring maximum spatial efficiency, the landlord is able to construct and install this mezzanine level at an additional cost.

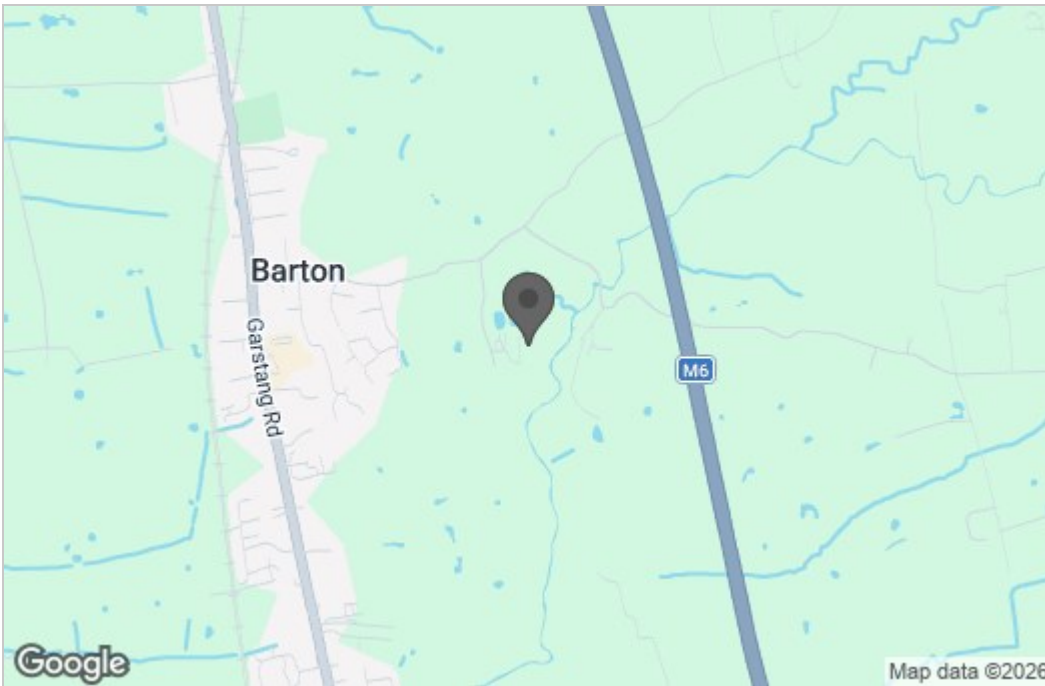
Externally, each unit benefits from a dedicated concrete forecourt section to the front, providing robust loading capabilities and allocated off-road parking. The site's unrestricted 24-hour, 7-day-a-week access ensures seamless operational continuity for any business. With construction progressing rapidly, early applicants will have the best selection of sizes and the unique opportunity to tailor the final workspace to their exact specifications.

Floor Plan

Ground Floor



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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