

APTS

PRESTON
PR2 5AP



CGI for illustrative purposes only

SUPPORTING GROWTH

A 21st century logistics and manufacturing hub offering 790,000 sq ft of high-specification units from 25,000 sq ft to circa 500,000 sq ft.
Start on site Quarter 1 2024.

H B D  **BARNFIELD**
CONSTRUCTION

A joint venture between HBD Ltd
& Barnfield Construction Ltd



SPECIFICATION

- Units from 25,000 sq ft to circa 500,000 sq ft
- Approved for B2 and B8 use
- High-specification sustainable space
- Net Zero Carbon capability
- BREEAM Very Good / Excellent capable
- EPC Rating A
- No restriction on eaves height
- Floor loading up to 50kN/m²
- 6.3MVA allocated power load
- Medium pressure gas connection
- EV charging points

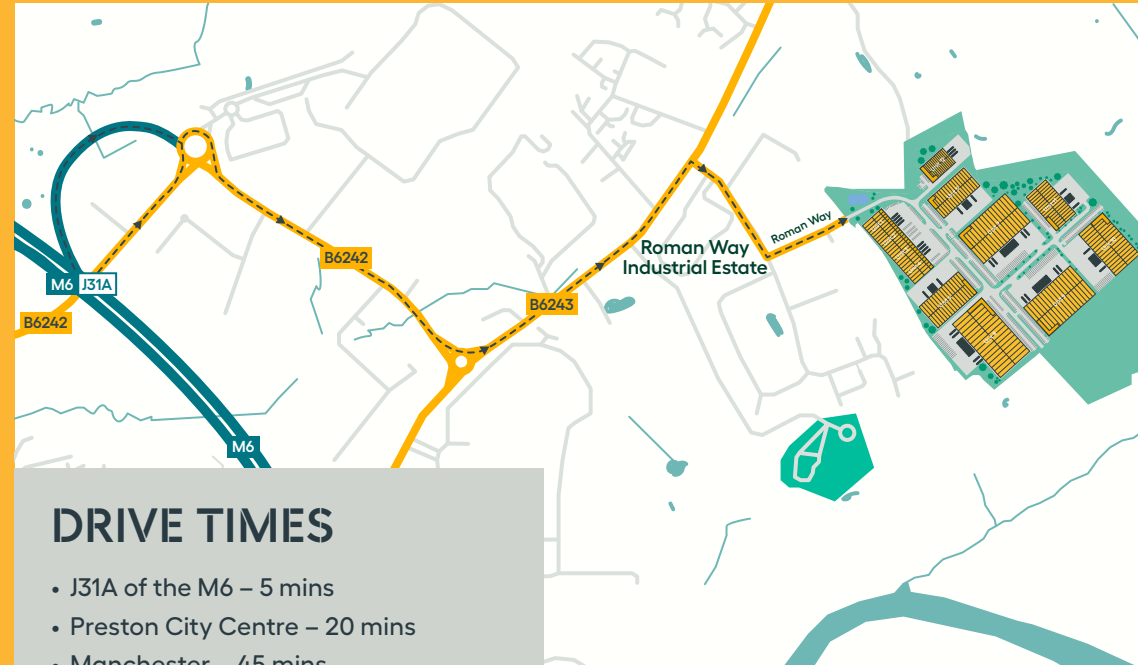
SCHEDULE OF AREAS

All areas are approximate gross internal.

Indicative layout only – units available from 25,000 sq ft to circa 500,000 sq ft.

GET CONNECTED

- Adjacent to Roman Way Industrial Estate
- 1.5 miles east of junction 31A of the M6
- Preston city centre 4 miles
- Served by local bus services 6 at Red Scar
- In close proximity to UCLAN and Lancaster University



DRIVE TIMES

- J31A of the M6 – 5 mins
- Preston City Centre – 20 mins
- Manchester – 45 mins
- Manchester Airport – 45 mins
- Liverpool – 60 mins

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