

# APTUS PHASE 2

PRESTON PR2 5EG  
///DINNER.HILL.REFERS



ON SITE NOW  
TO LET – READY Q4 2026

LOGISTICS & MANUFACTURING UNITS  
FROM 26,507 TO 53,841 SQ FT



APTUS

APTUS

APTUS

B2 AND B8  
USES

UNIT 1 – 26,507 SQ FT  
UNIT 2 – 26,507 SQ FT  
UNIT 3 – 53,841 SQ FT

EXCELLENT  
BREEAM

Located close to Preston, just minutes from junction 31A of the M6, APTUS is set to become a 21st-century industrial, manufacturing, and logistics hub. The scheme will provide 790,000 sq ft of high-specification space, with units ranging from 25,000 sq ft up to circa 455,000 sq ft.

Designed to meet the latest operational requirements, APTUS offers flexible, sustainable property solutions for businesses of all sizes with access to market-ready infrastructure and power provision.

**Phase 1:** Works are already underway for 145,000 sq ft manufacturing and distribution facility for our first occupier Kerakoll.

**Phase 2:** Three units (Units 1, 2, and 3) will be delivered by Origin, the new joint venture platform formed by HBD and Feldberg Capital. This phase is scheduled for completion and available to occupy on a leasehold basis by Q4 2026.

[APTUSPRESTON.CO.UK](https://www.aptust Preston.co.uk)



# LAYOUT PLAN

UNIT 1

|                    |               |              |
|--------------------|---------------|--------------|
| Total size         | 2,462.6 sq m  | 26,507 sq ft |
| Warehouse          | 2,293.13 sq m | 24,683 sq ft |
| First floor office | 169.47 sq m   | 1,824 sq ft  |

UNIT 2

|                    |               |              |
|--------------------|---------------|--------------|
| Total size         | 2,462.6 sq m  | 26,507 sq ft |
| Warehouse          | 2,293.13 sq m | 24,683 sq ft |
| First floor office | 169.47 sq m   | 1,824 sq ft  |

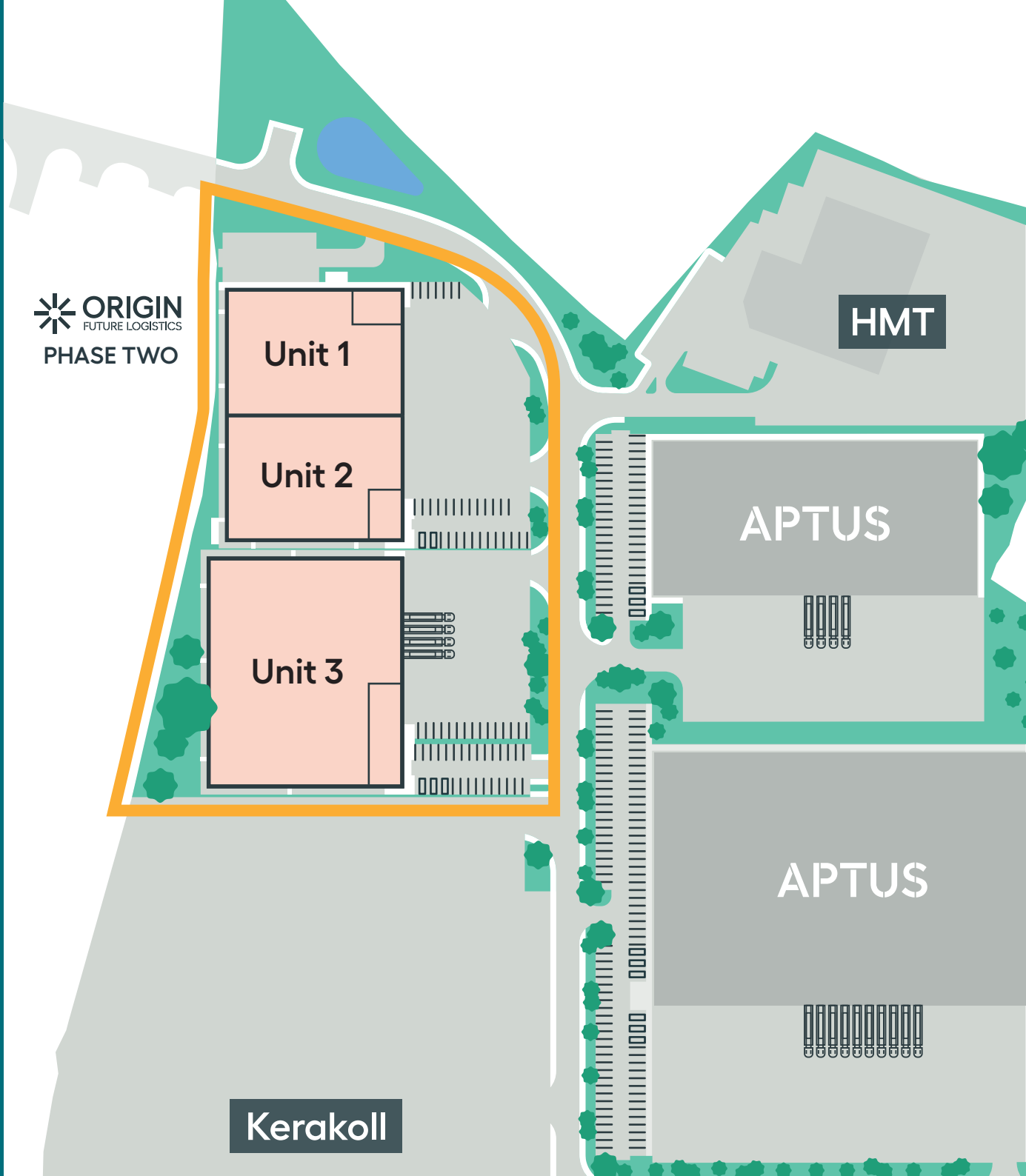
UNIT 3

|                    |               |              |
|--------------------|---------------|--------------|
| Total size         | 5,002.00 sq m | 53,841 sq ft |
| Warehouse          | 4,653.07 sq m | 50,085 sq ft |
| First floor office | 348.93 sq m   | 3,756 sq ft  |

ALL UNITS

|               |         |
|---------------|---------|
| Eaves height  | 10m     |
| Yard depth    | 40m     |
| Floor loading | 50KN/M2 |

APTUS PRESTON



# SPECIFICATION

## LOGISTICS & MANUFACTURING UNITS

FROM 26,507 TO 53,841 SQ FT

## B2 AND B8

USES

## HIGH-SPECIFICATION

SUSTAINABLE SPACE

## NET ZERO CARBON

CAPABILITY

## EXCELLENT

BREEAM

## RATING A

EPC

## 10M

EAVES HEIGHT

## 50KN/M2

FLOOR LOADING

## UNIT 1 – 208KVA

## UNIT 2 – 208KVA

## UNIT 3 – 422KVA

POWER PROVIDED

## 40M

YARD DEPTH

## EV

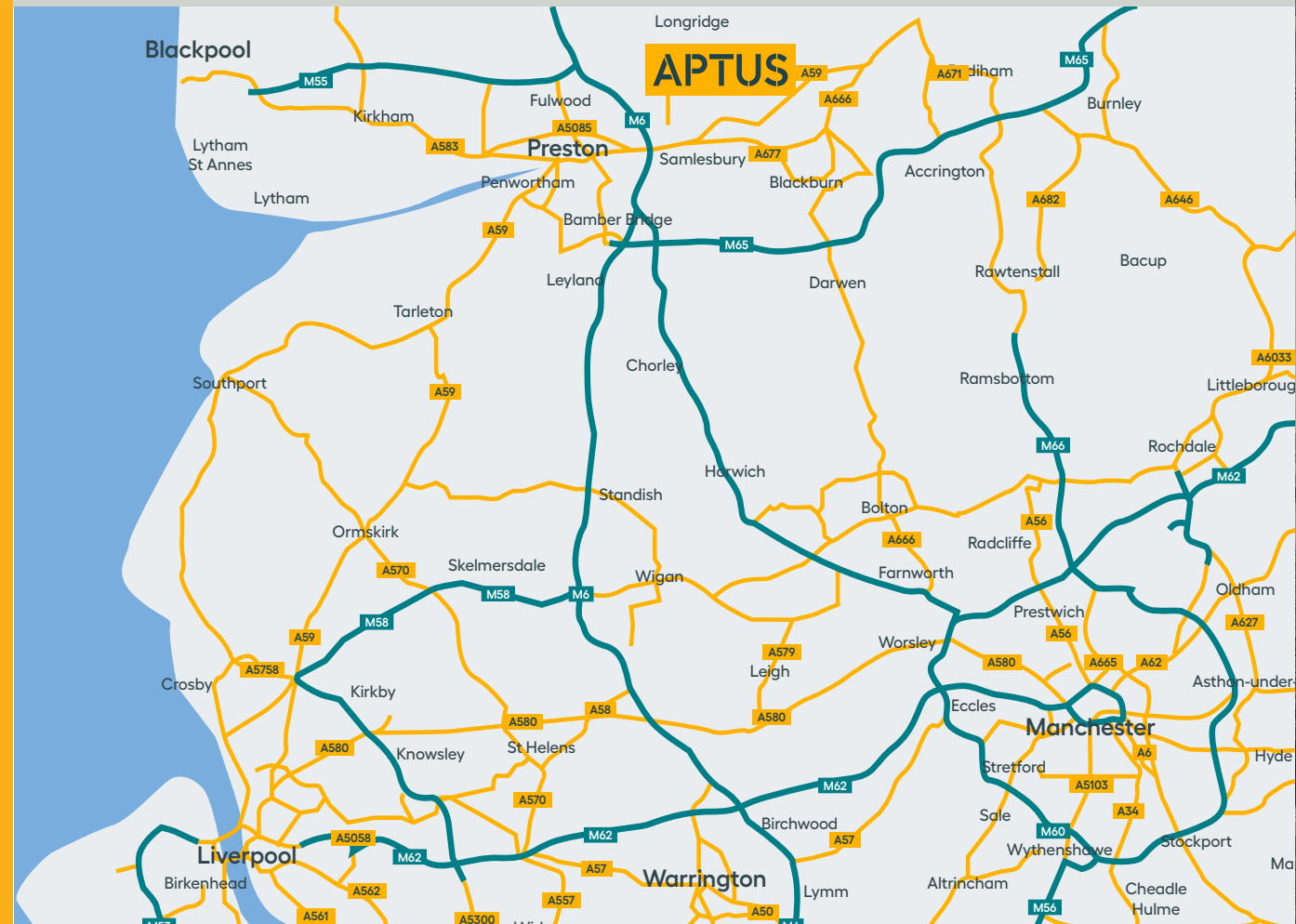
CHARGING POINTS

## PV

ROOF COVERAGE

PHASE 2 ON SITE NOW  
-TO LET FROM Q4 2026

| 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  |                    |          |



# 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
- 6 million residents 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 |

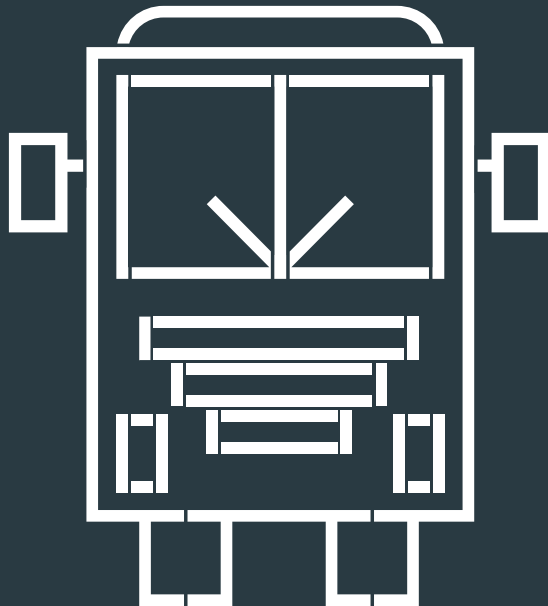
Postcode:  
**PR2 5EG**  
What3words:  
**DINNER.HILL.REFERS**



# 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, located on the West Coast Mainline with regular services to London and Scotland and close 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
- UK’s 2nd highest manufacturing concentration
- World’s 4th biggest aerospace cluster
- Generates 30%+ of the UK’s low-carbon electricity
- 84,000 engineering & aerospace specialists
- 37,000 energy experts
- 30,000 digital & technology professionals
- Four universities with 60,000+ students
- Lancaster University ranked in the global top 1%
- Samlesbury: future National Cyber Force HQ with 2,000+ new jobs

\*statistics apply across the wider Lancashire area

# SUSTAINABILITY

Origin are working 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
-  Sustainable access by foot, bike, and bus
-  BREEAM Excellent
-  EPC Rating A
-  Net Zero Carbon capability
-  PV roof coverage
-  EV charging points
-  Extensive landscaping

# ABOUT US

## ORIGIN

Origin is a leading platform focused on creating innovative, sustainable spaces that set new standards in the industrial and logistics sector. Formed by HBD, part of Henry Boot and Feldberg Capital, two like-minded operators with an ambitious vision for the sector. The partnership combines HBD's status as one of the UK's most active and respected property developers, and Feldberg Capital's expertise as a purpose-driven real estate investment manager founded by industry leaders.



## WHERE THE FUTURE STARTS.

APTUS PRESTON

**EAST**  
Preston



**ARK**  
Markham Vale



**SPARK**  
Walsall



**INTER**  
Welwyn Garden City



# FIND OUT MORE

[APTUSPRESTON.CO.UK](http://APTUSPRESTON.CO.UK)

## ENQUIRIES AND FURTHER INFORMATION

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DEVELOPED BY:



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