EAST

INDUSTRIAL AND LOGISTICS
PHASE 1 — 70,000 SQ FT

UNITS FROM 10,376 TO 20,871 SQ FT

FURTHER OPPORTUNITIES FROM
10,000 TO 200,000 SQ FT

PR2 5PD — J31A, M6

PRESTONEAST.CO.UK

EAST OFFERS 18 ACRES OF DESIGN AND BUILD OPPORTUNITIES AT PRESTON'S PREMIER INDUSTRIAL LOCATION

INDICATIVE MASTERPLAN

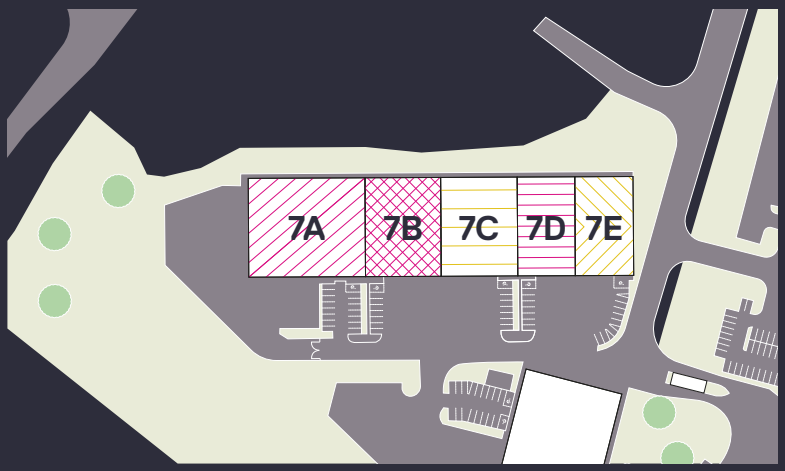
UNITS CAN BE DESIGNED TO SUIT OCCUPIER REQUIREMENTS

UNIT	SQ FT
1	35,693
2	31,754
3	32,766
4/5	180,405
6	32,970
7	10,376 — 69,394 [PHASE 1]

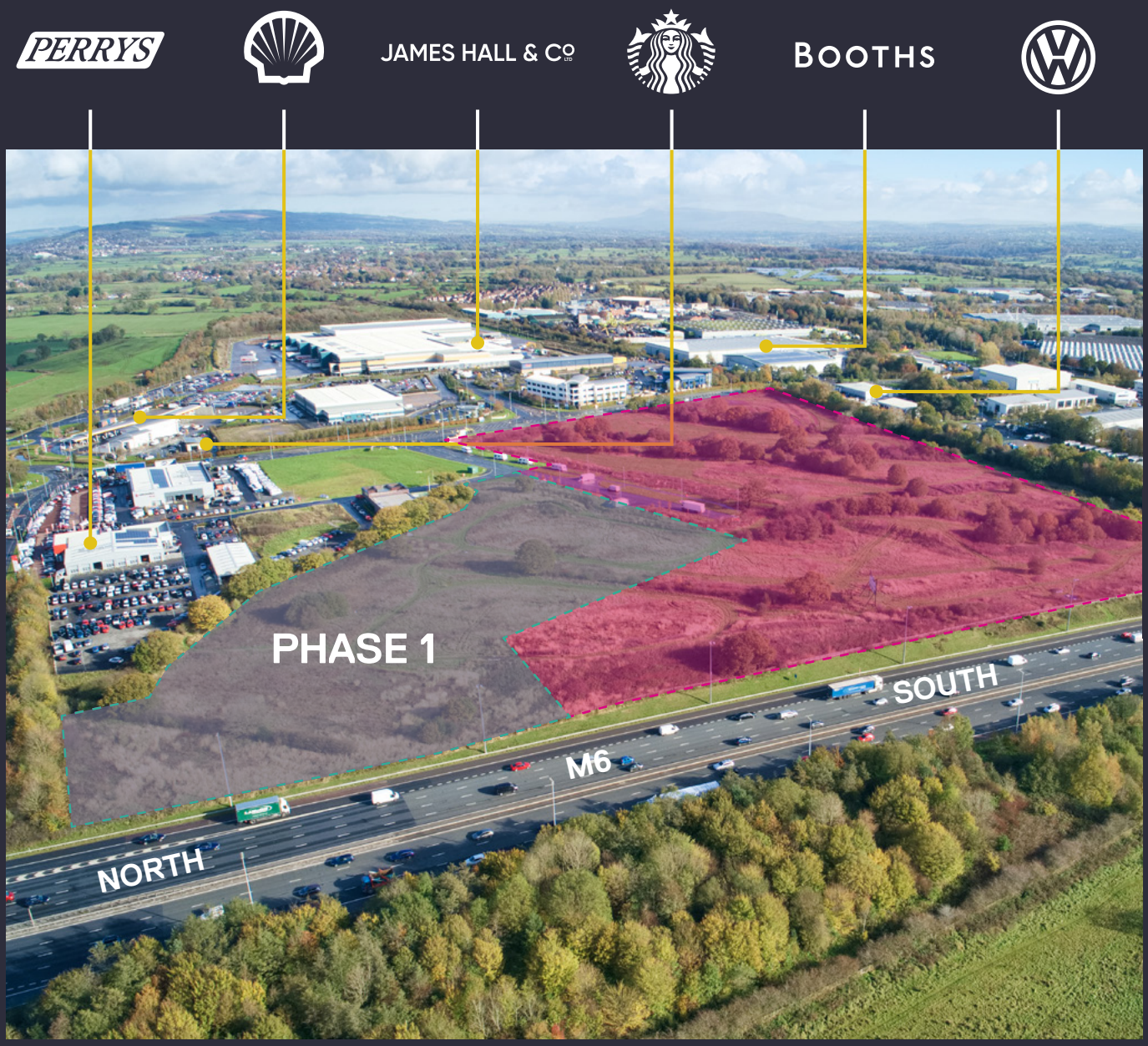
EAST

PHASE 1

UNIT NO.	GROSS INTERNAL AREA	FLOOR LOADINGS	LOADING ACCESS	EAVES HEIGHT	SERVICES	OFFICE AREAS INTERNAL SPEC	PARKING SPACES
7A	20,871 SQ FT (1,939 SQM)	50 KN/M²	LEVEL ACCESS X 3 (NO DOCK LEVELLERS)	8M	ALL MAINS CONNECTED* 140 KVA POWER SUPPLY	WC'S, BASINS, KITCHEN SINK, ZIP BOILER	15 SPACES 1 DISABLED
7B	13,864 SQ FT (1,288 SQM)	50 KN/M²	LEVEL ACCESS X 2 (NO DOCK LEVELLERS)	8M	ALL MAINS CONNECTED* 100 KVA POWER SUPPLY	WC'S, BASINS, KITCHEN SINK, ZIP BOILER	7 SPACES 1 DISABLED
7C	13,864 SQ FT (1,288 SQM)	50 KN/M²	LEVEL ACCESS X 2 (NO DOCK LEVELLERS)	8M	ALL MAINS CONNECTED* 100 KVA POWER SUPPLY	WC'S, BASINS, KITCHEN SINK, ZIP BOILER	7 SPACES 1 DISABLED
7D	10,376 SQ FT (964 SQM)	50 KN/M²	LEVEL ACCESS X 1 (NO DOCK LEVELLERS)	8M	ALL MAINS CONNECTED* 70 KVA POWER SUPPLY	WC'S, BASINS, KITCHEN SINK, ZIP BOILER	7 SPACES 1 DISABLED
7E	10,419 SQ FT (968 SQM)	50 KN/M²	LEVEL ACCESS X 1 (NO DOCK LEVELLERS)	8M	ALL MAINS CONNECTED* 70 KVA POWER SUPPLY	WC'S, BASINS, KITCHEN SINK, ZIP BOILER	10 SPACES 1 DISABLED



SITE AERIAL



- 70,000 SQ FT FIRST PHASE
- OUTLINE PLANNING PERMISSION FOR B2 AND B8 USES
- M6 FRONTAGE
- ESTATE SPINE ROAD IN-SITU WITH TRAFFIC LIGHT CONTROLLED ACCESS
- RENT OR BUY

HBD AND BARNFIELD CONSTRUCTION

HBD and Barnfield Construction's development partnership brings together a passion for construction and property and a proven track record.

We are committed to providing the highest quality service for occupiers and delivering bespoke buildings on budget and on time.

For more information visit hbd.co.uk or barnfieldconstruction.co.uk

EXPERTS IN DESIGN AND BUILD

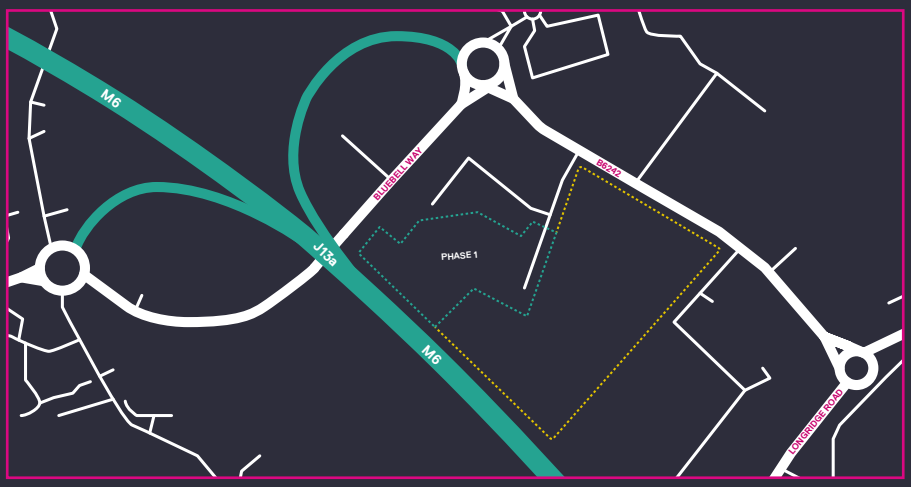
Refined build programmes ensure that some of the quickest delivery timescales in the market can be achieved.

From pre-contract design, through to planning and construction, all have been developed to deliver a bespoke facility. Our buildings are designed and built from the ground up to ensure that at every stage, the final build will support each occupier's business needs.

EAST IS LOCATED 200YDS FROM J31A, M6 AND 3.5 MILES NORTH EAST OF PRESTON CITY CENTRE

EAST

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

EAST

A development by:

HBD

Barnfield construction

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