

**PRESTON
EAST** 31A, M6,
PRESTON
PR2 5PH

UNITS 4D/4E
TREFOIL WAY

**10,376 sq ft –
20,796 sq ft**
(963.9 – 1,944.5 sq m)

Modern Industrial /
Warehouse Unit
with Secure Yard

To Let



DESCRIPTION



NEARLY
NEW UNIT



ESTABLISHED LOGISTICS
PARK ANCHORED BY
DPD AND DHL



EXCELLENT
MOTORWAY
ACCESS



HIGH POWER
SUPPLY OF
300 MVA



SECURE
YARD

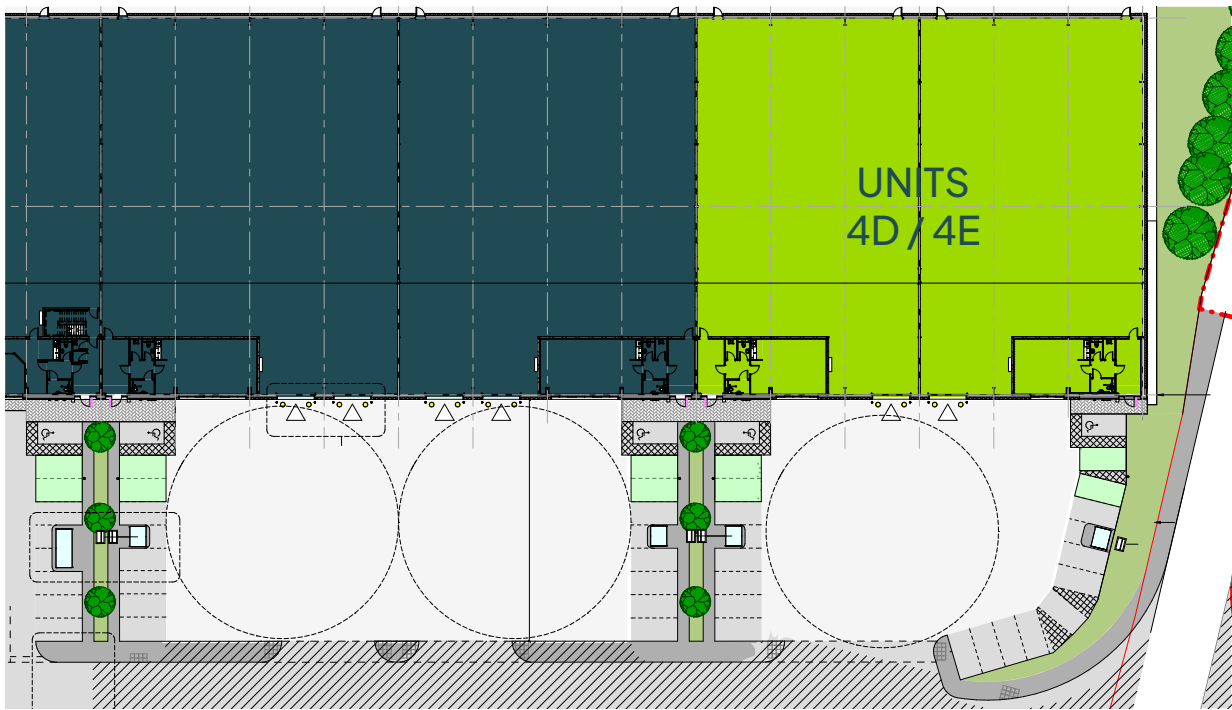


The unit presents as nearly new, built in 2022 and comes complete with 6 years remaining on the contractor's warranty. This property comprises a high quality self contained warehouse / distribution unit with large secure yard extending 25 metres. The property also provides high-quality office accommodation and a well-presented reception area, making it suitable for a range of industrial and logistics occupiers.

SPECIFICATION



ACCOMMODATION



UNIT 4D

FLOOR	SQ FT	SQ M
GROUND	9,289	863
OFFICE	1,087	101
TOTAL	10,376	964

UNIT 4E

FLOOR	SQ FT	SQ M
GROUND	9,300	864
OFFICE	1,119	104
TOTAL	10,419	968

TOTAL = 1,932 SQM / 20,796 SQ FT



2X LEVEL
ACCESS DOORS



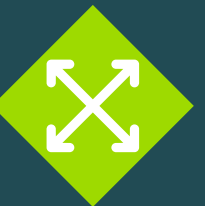
HIGH QUALITY OFFICE
ACCOMMODATION



300 KVA POWER
SUPPLY



20 CAR PARKING
SPACES



25 METRE YARD



SELF CONTAINED
SECURE YARD



8.5 METRE
EAVES

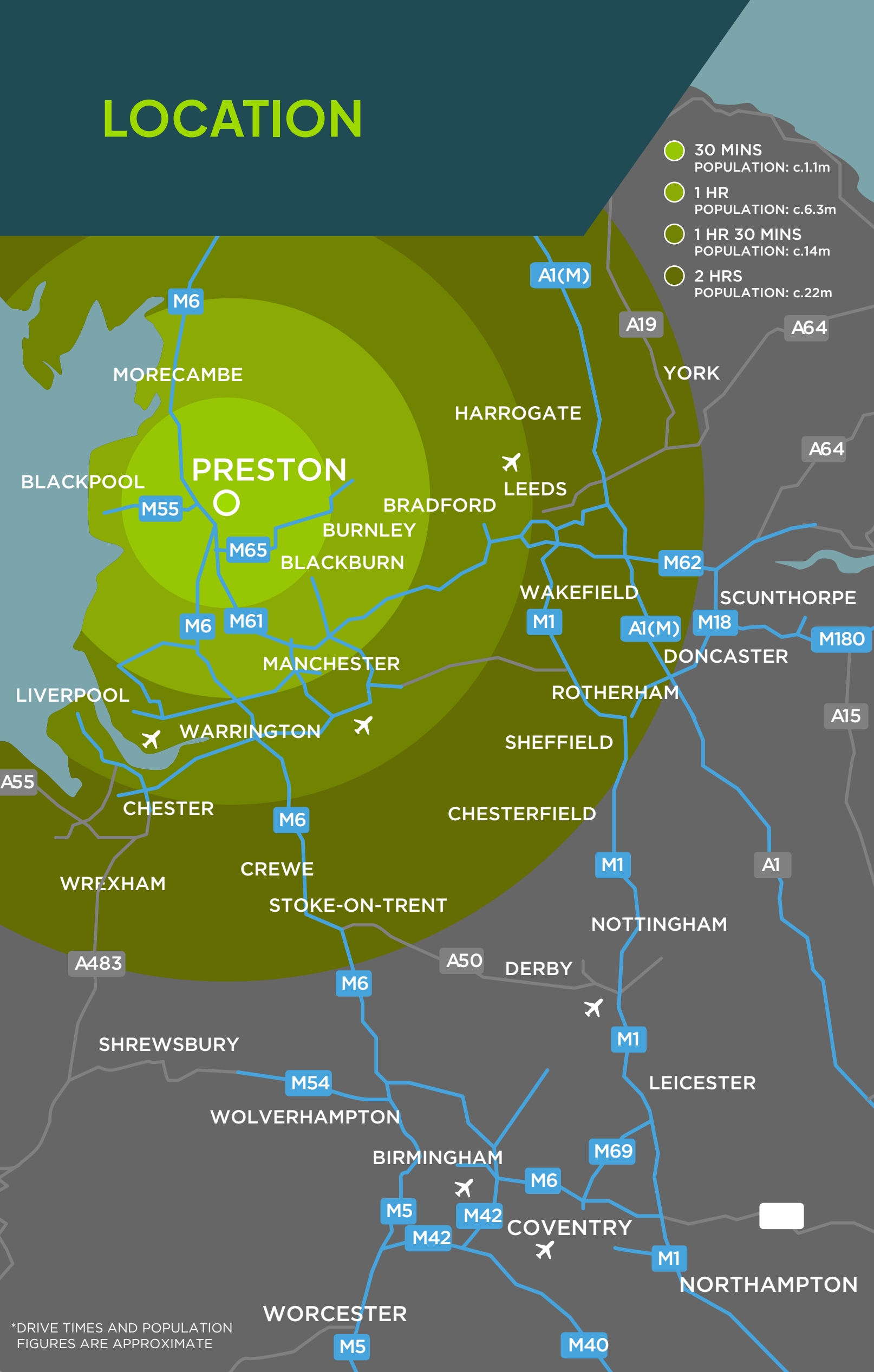


6 YEARS REMAINING ON
THE CONTRACTOR'S
WARRANTY



EPC A

LOCATION



Preston East occupies a highly strategic and prominent location at Junction 31A of the M6, one of the UK's principal north-south arterial routes, providing excellent connectivity to the North West and wider regions. The immediate access to the M6 enables rapid distribution across regional and national markets, with the M55 and M65 also within close proximity, enhancing east-west connectivity across Lancashire and into Greater Manchester.

Preston city centre lies approximately 4 miles to the west, offering access to a large and skilled labour pool, while the wider Central Lancashire area supports a strong industrial and logistics occupier base.

The location benefits from proximity to established employment areas, strong public transport links and a mature logistics market, making it well suited to last-mile, regional distribution and mid-box logistics occupiers seeking efficient motorway access and operational flexibility.

The estate is home to multiple occupiers such as DPD, DHL, Alsico Workwear, Centaur Technologies & Universal Product Solutions.

DRIVING DISTANCES

J31A OF M6	0.5 MILES
M61 INTERCHANGE	4 MILES
PRESTON TRAIN STATION	4 MILES
PRESTON TOWN CENTRE	4 MILES
M65 INTERCHANGE	7 MILES
BLACKBURN	10 MILES
CHORLEY	11 MILES
BOLTON	23 MILES
MANCHESTER	33 MILES
LIVERPOOL	38 MILES

*DRIVE TIMES AND POPULATION FIGURES ARE APPROXIMATE

AERIAL



M6

TO MANCHESTER

M6

J31A M6

BOOTH'S
FOOD, WINE AND GROCERY

Network
Plus

dpd

alsico
our performance protects yours

DHL

DX

STARBUCKS

TREFOIL WAY

PRESTON
EAST

GUIDING RD

PERRYS

PERRYS

BLUEBELL WAY (B6242)

HPL
MOTORS

FURTHER INFORMATION



EPC

The property has an EPC rating of A.

TERMS

Available to let on terms to be agreed.

VAT

VAT will be applicable.

ANTI MONEY LAUNDERING

In accordance with anti-money laundering regulations, the tenant will be required to satisfy the relevant checks prior to exchange of contracts.

RATEABLE VALUE

The rateable value is £129,000.

CONTACT

For further information, please contact the agents:



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