AT RED SCAR

Red Scar Business Park, Longridge Road, Preston, Lancashire, PR2 5NA

AT RED SCAR

VISION AT RED SCAR IS A NEW
STRATEGICALLY LOCATED DEVELOPMENT
OPPORTUNITY OF CIRCA 40 ACRES
OFFERING OCCUPIERS NEW B1, B2 AND B8
DESIGN AND BUILD SOLUTIONS

The site is ideal for both warehouse, distribution and manufacturing warehouse companies and can provide solutions from between 30,000 – 125,000 sq ft (2,787 – 11,613 sq m).

The site is owned by Tustin Developments Limited who have a long history of industrial development in both the Preston area and the wider North West.





A FULL **DESIGN TEAM** IS IN PLACE
AND PREMISES CAN BE BUILT TO AN
OCCUPIER'S **BESPOKE REQUIREMENTS**AND MADE AVAILABLE ON EITHER A
FREEHOLD OR LEASEHOLD BASIS

It is anticipated that buildings will provide the following:-

Warehouse

- Buildings from 30,000 125,000 sq ft (2,787 11,613 sq m).
- Dock level and drive in loading.
- Eaves height up to 15m (subject to planning).
- 50kn per m2 floor loading.
- Separate car parking and yard areas.
- Commercial vehicle parking areas.
- Possible expansion available.
- High quality landscaping to create business park environment.

Office Content

- Suspended ceilings.
- WC and kitchen areas.
- LG3 lighting.
- Broadband connectivity.

AT RED SCAR **BLACKPOOL** A59 A671 LOCATION A666 → BLACKPOOL AIRPORT **BURNLEY** A583 PRESTON A677 LYTHAM-ST-ANN'S **BLACKBURN** A646 A582 RAWTENSTALL Leyland DARWEN A565 A666 Southport A59 Chorle A58 A570 Rochdale A58 A5209 A58 Ormskirk A676 A56 A666

Wigan

Warrington

A49 NORTHWICH

A580

A57

A56

A537

Altrincham

A58

A533

Middleton

A6010

A34

A6

Manchester

A5103

Salford

MANCHESTER AIRPORT

A34

A663

Oldham

A6018

A560

A6

Stockport

A523

A537

A627

Skelmersdale

St Helens

A557

A57

Widnes A56

A570

A58

A57

A5300

JOHN LENNO AIRPORT

A561

RIVER MERSEY

A580

A59

A5058

verpool

A5036

A5053

A41

A550

A565

A565

Bootle

A554

A540

A553

A548

HOLLYWELL

Red Scar Business Park forms part of the Preston East employment area and as such is an extremely well established industrial / distribution location. Access to the site is via Longridge Road (B6243) and this is adjacent to Junction 31a of the M6 motorway which provides excellent access to the North West and national motorway networks.

A628

DISTRICT

A57

PEAK

BUXTON

A616

A57

SHEFFIELD

A61

BUXTON

A623

EFIELI

BARNS

AT RED SCAR BEERGE LOWERIDGE POR LOCATION Red Scar Business Park forms part of the Preston East employment area and as such is an extremely well established industrial / distribution location. Access to the site is via Longridge Road (B6243) and this is adjacent to Junction 31a of the M6 motorway which provides excellent access to the North West and national motorway networks. 31A REDSCAR NDUSTRIAL EEEAE LONG TIEE LOV GRANGE



RED SCAR BUSINESS PARK

Red Scar Business Park is long established and is the premier industrial location in the Preston area. The existing business park comprises over 600,000 sq ft. Occupiers include Menzies Distribution, Brammer UK, SITA, Veolia, Lancashire Constabulary, Lancashire County Council and B3 International.

DRIVE TIMES

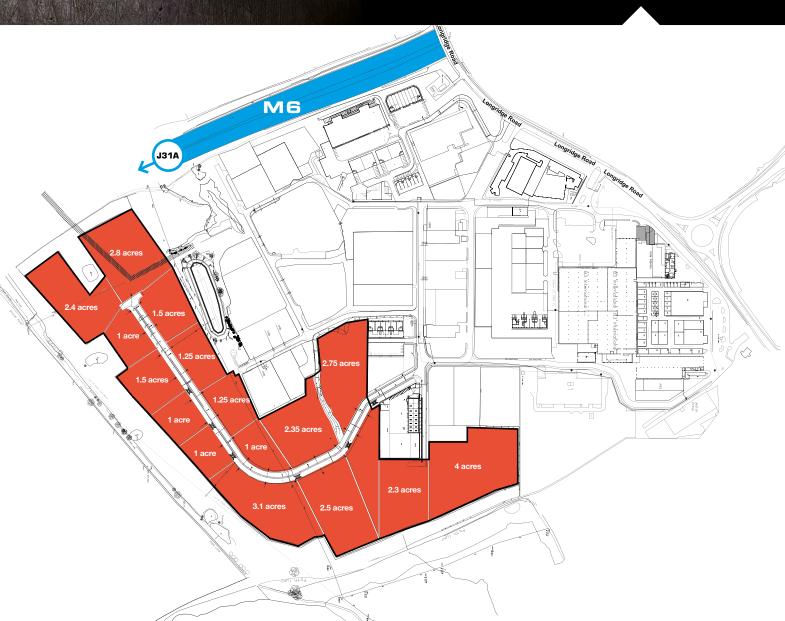
Preston	13 mins
Manchester	40 mins
Liverpool	50 mins
Leeds	1 hr 12 mins
Glasgow	2 hrs 47 mins
London	3 hrs 41 mins

AT RED SCAR

SITEPLAN

Design and build solutions from 30,000 – 125,000 sq ft (2,787 – 11,613 sq m) can be made available on either a leasehold or long leasehold basis (125 years at a peppercorn).

Consideration will be given to selling individual plots by long leasehold from one acre upwards as indicated on the site plan.





CONTACT

For viewings and further information please contact the joint letting agents.

Martin Ainsworth martinainsworth@hdak-uk.com

HDAK

Commercial Property Consultants

01772 652652

Danny Pinkus danny@pinkus.co.uk



Mike Rooney mrooney@whrproperty.co.uk

Gary Chapman gchapman@whrproperty.co.uk



