

PRESTON STRAND ROAD

PRESTON, STRAND ROAD, PR1 8UY

NEW TRADE COUNTER UNITS

- Over 20,000 daily vehicle movements
- Established Trade Centre Location
- Planning Use Consents secured

2NO. UNITS EACH COMPRISING 418 M2 (4,500 SQFT)

COMING SUMMER 2025



PRESTON STRAND ROAD



WIDER CATCHMENT

PRESTON STRAND ROAD NEW TRADE COUNTER UNITS



New Totem Pole
proposed



A5072

W STRAND

totalfitness

farmfoods

SCHEME PLAN

The subject site offers 2No. new build trade counter units.

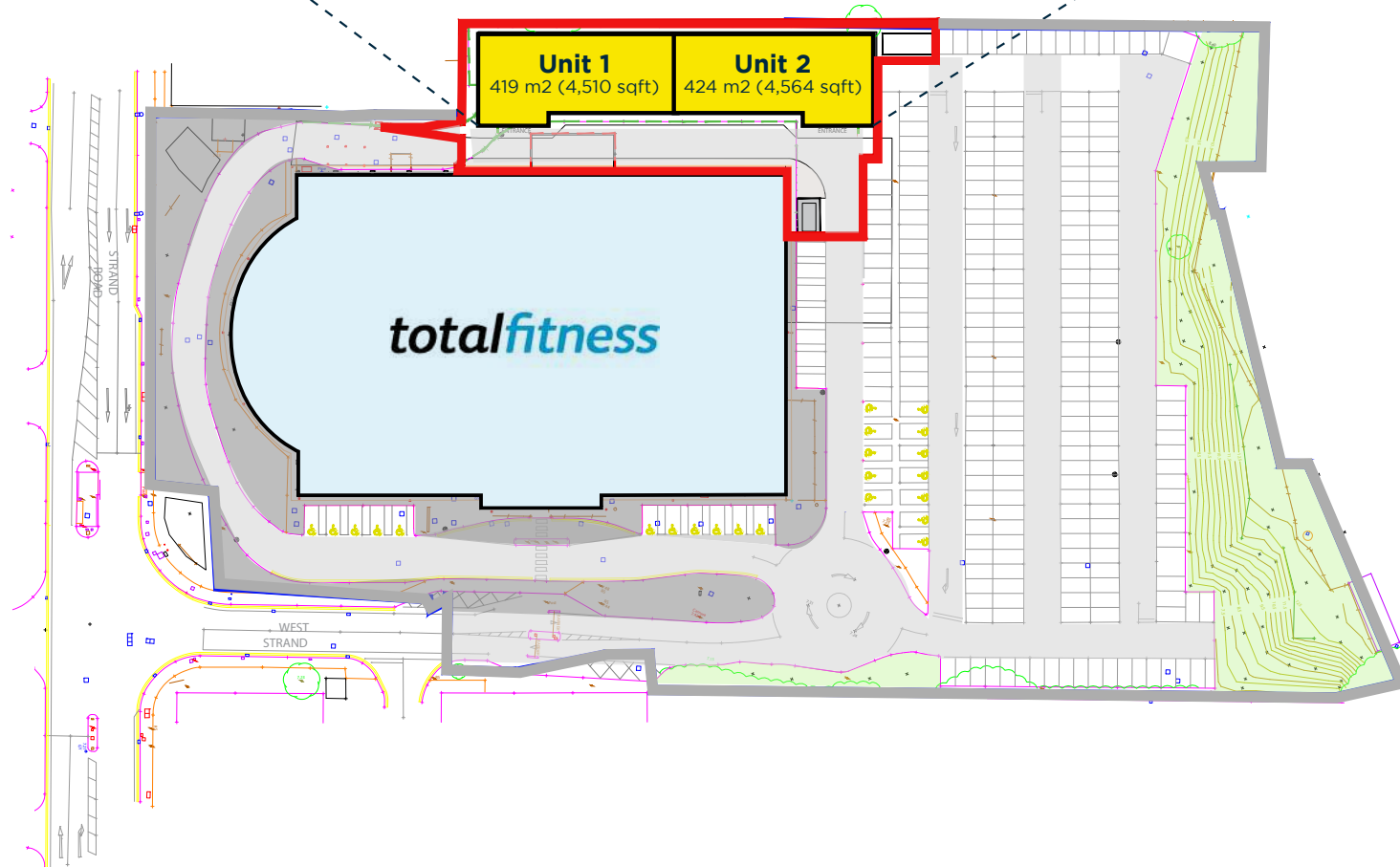
ACCOMMODATION:

Unit 1	419 m ²	4,510 sqft
Unit 2	424 m ²	4,564 sqft
Total	843 sqft	9,074 sqft

GENERAL SPECIFICATION:

- Minimum clear height to underside of haunch of 6.50m
- Floor Loading of 30.0 kN/m²
- Trade Counter Entrance
- 3 phase power supply
- Electrically operated loading doors
- BREEAM Rating – Very Good
- EPC Rating – B

PROPOSED SOUTH EAST ELEVATION



LOCATION

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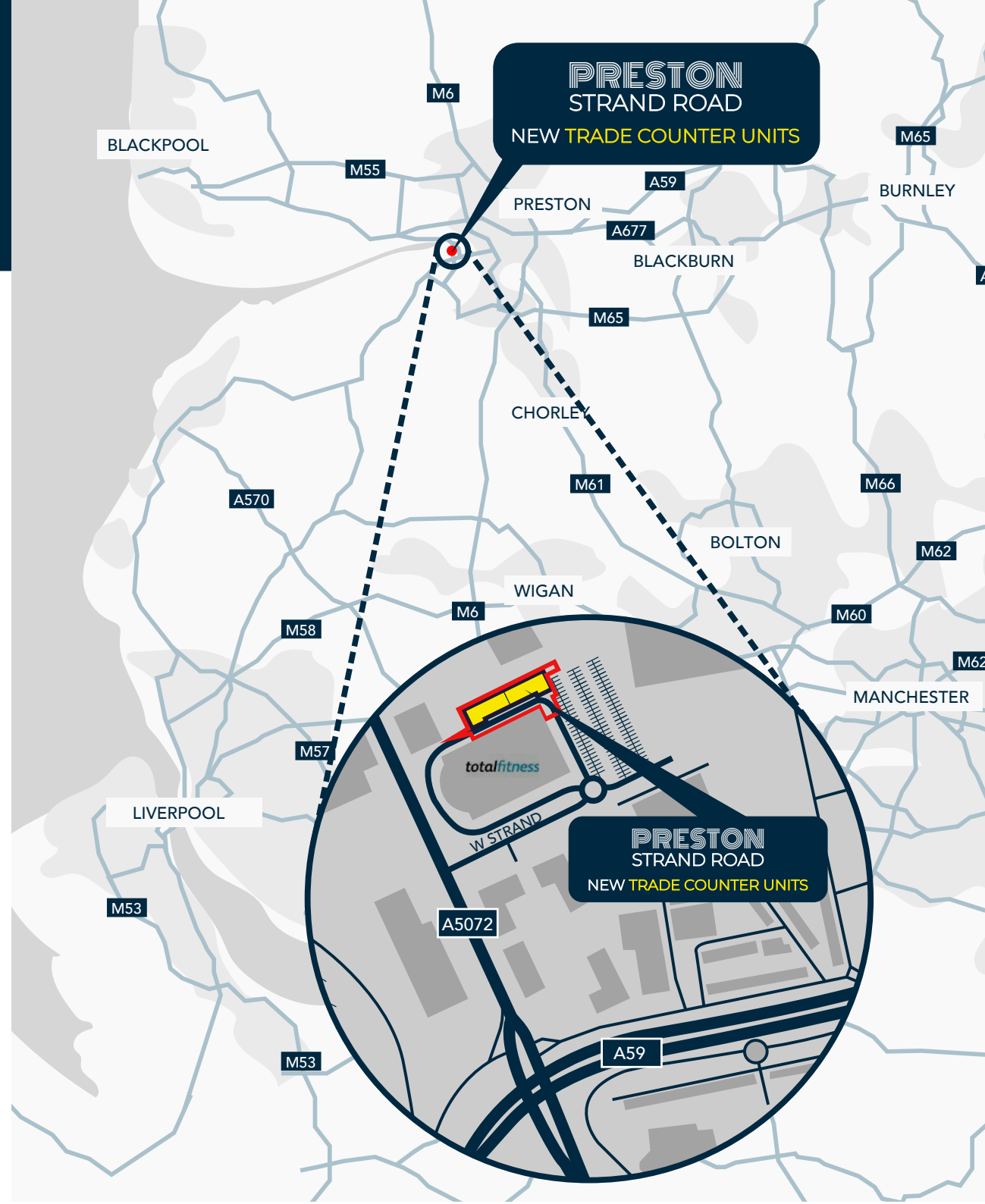
ESTABLISHED TRADE CENTRE LOCATION

The site is accessed directly off the A5072 Strand Road, close to the main A59 through Preston. Total Fitness are situated on the subject site, with Lidl and Farmfoods adjacent. Over 20,000 daily vehicle movements.

Other nearby commercial occupiers include Arnold Clark Car and Van Rental, Chorley Group Preston Nissan Showroom, Evans Halshaw Ford Preston, Roccia Distribution Centre, FAB Home Interiors, Porsche Centre Preston, Alfa Romeo Preston Motorpark, Bowker BMW Motorrad Preston, Aldi, JD Gyms, Granite House, Bowker Preston Mini, Bizspace, Magnet, Keyline, Travis Perkins, Citroen, H B Panelcraft and Portway Park & Ride.

ROAD

Preston Town Centre	0.6 miles
Blackburn	11.8 miles
Blackpool	15 miles
Burnley	14.6 miles
Bolton	23 miles
Manchester	20 miles
Liverpool	24 miles





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NEW TRADE COUNTER UNITS

ENQUIRIES:

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