

# CHANNEL WAY BUSINESS PARK

PRESTON PR2 2YA

## High Bay Warehouse/Industrial Accommodation To Let

**Units from 30,000 to 266,000 sq.ft**

(2,787 to 24,712 sq.m)



ST. MODWEN



- Ability to sub-divide
- Available on flexible lease terms

# Units from 30,000 to 266,000 sq.ft (2,787 to 24,712 sq.m)

## CHANNEL WAY BUSINESS PARK



### DESCRIPTION

Channel Way comprises a self-contained former train manufacturing facility which has been adapted and extended benefitting from the following:

- Three, high bay interconnecting warehouses of brick construction under steel truss roofs
- Integral three storey office accommodation
- Eaves height ranging from 6 to 16 metres
- Solid concrete floors throughout
- Loading on the northern, eastern and southern elevations
- Manned security gate off Channel Way
- Separate detached warehouse with integral offices
- Substantial external area currently used as car parking
- Large site area of 14.91 acres (6.03 ha)
- Level access loading doors on the XXX
- Large power supply available
- Cranage available in certain sections
- 27,000 sq.ft pre-let to BAE

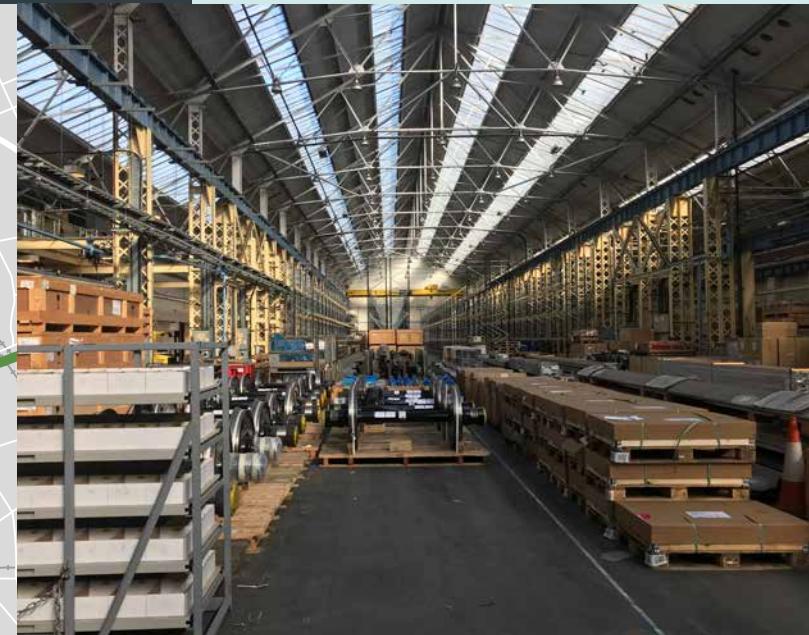
### ACCOMMODATION

Section	Size (Sq.ft approx)
East Bay	110,000
Centre Bay	48,000
West Bay	68,000
A block	10,000
Separate Detached Unit	30,000
<b>Total</b>	<b>266,000</b>



# HIGH BAY WAREHOUSE/ INDUSTRIAL ACCOMMODATION

## CHANNEL WAY BUSINESS PARK



### LOCATION

Channel Way is strategically located in a mixed-use location, close to Preston Riversway which has undergone a regeneration to include modern out-of-town offices, retail, residential and leisure facilities. The unit is situated 1 mile to the west of Preston City Centre with entrances to the site off both West Strand Road (A5072) and Channel Way. The site is accessed from the A59 which connects the east and west of the city whilst also linking onto the A6 which provides access to the north and south of the city.

Destination	Distance (miles)
Preston Railway Station	1.7
M55 J1	3
M6 J31	4
M65 / M6 / M61 interchange	4.5
Manchester	33
Liverpool Port	34.5
Liverpool	38
Manchester Airport	50

### TERMS

Option to lease as a whole or ability to sub-divide. Flexible lease terms available.

### SERVICE CHARGE

The units will be subject to a service charge which will be charged to cover the landscaping and general maintenance of the estate.

### USE

B1(c) Light Industrial, B2 General Industrial and B8 Storage and Distribution.

### EPC

EPC Certificates available on request.

### LEGAL COSTS

Each party to be responsible for their own legal costs.

### FOR FURTHER INFORMATION

Please contact the joint agents:



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