

UNITS

A & B

**TO LET / MAY
SELL**

Walton Summit Industrial Estate, Oldfield Road, Preston, PR5 8BG

B8

0161 375 6000

www.b8re.com

TOTAL: 15,241 – 37,210 SQ FT
Preliminary Announcement



LOCATION

Situated in Walton Summit this property offers exceptional access to the regional and national road network.

Located just 2.5 miles from Preston city centre, the unit has immediate connectivity to three major motorways: the M6, M61, and M65.

Accessed via Oldfield Road, with routes from both Walton Summit Road and Four Oaks Road, the unit is surrounded by major occupiers including Ribble Cycles, Kammac, BCA, MAN Trucks, and Woodside Haulage – a testament to the area's proven logistics and industrial credentials.

ACCOMMODATION

UNIT A	Size (sq ft)	Size (sq m)
Warehouse	17,513	1,627
Ground and First Floor Office	4,456	414
TOTAL	21,969	2,041

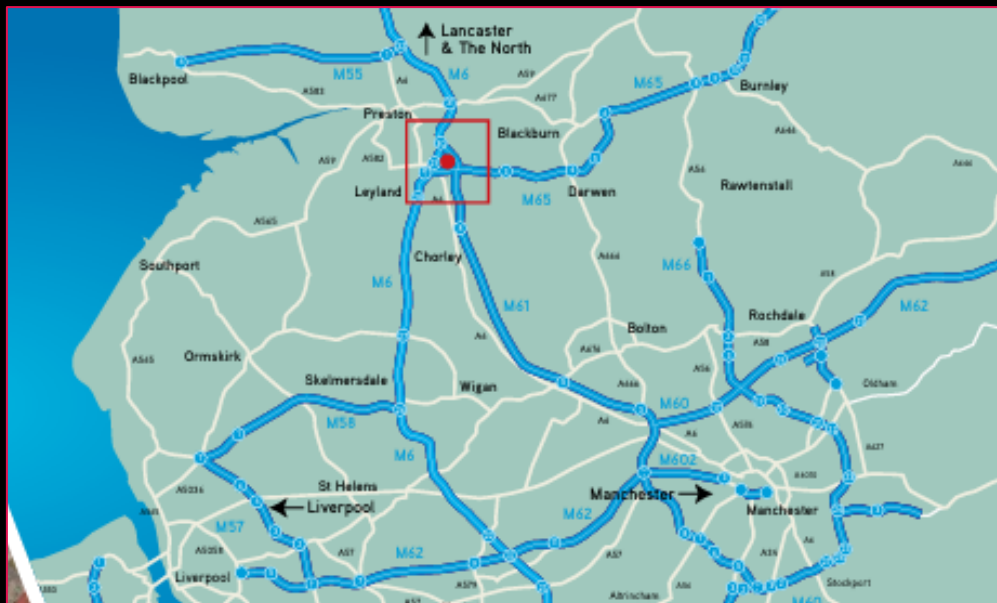
UNIT B	Size (sq ft)	Size (sq m)
Warehouse	8,740	812
Ground and First Floor Office	2,217	206
Modern Warehouse Extension	4,284	398
TOTAL	15,241	1,416
Grand Total	37,210	3,457

DESCRIPTION

The unit contains the following:

- Steel portal frame unit with brick and profile metal cladding
- Features an Eaves height of 4 metres
- The unit includes ground and first floor accommodation with a canteen and staff welfare facilities
- The site has been extended to include a 4,000 Sq Ft addition to the west and further workshop and tented structure to the east.
- The unit includes a large car park to the west
- Self contained Secure and fenced yard and unit
- Sought after location in the Preston vicinity
- Ample external space
- UNITS CAN BE COMBINED OR LEASED SEPERATE





TERMS

New Full Repairing and Insuring lease

EPC

Available upon request

TENURE

Freehold

LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant/purchaser once a letting or sale has been agreed, prior to the instruction of solicitors.

This is to help combat fraud and money laundering, and the requirements are contained in statute.

CONTACT

For further information please contact:-

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