



INDURENT

OLD MILL INDUSTRIAL ESTATE

PRESTON, PR5 6SY
///LOGO.GAINED.TAKEN



Strategically
located next to
M61, M6 and M65



Targeting
EPC B rating.

Coming soon

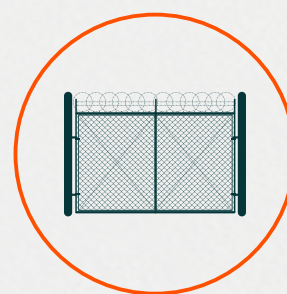
Unit 9
16,826 sq ft (1,563 sq m)

Warehousing that Works.

High performance space for your business.

Old Mill Industrial Estate is in an established industrial location within Bamber Bridge, approximately 3 miles south of Preston Town Centre. The property is accessed from Brindle Road and has excellent transport links, boasting close proximity to the M6, M61 and M65 motorways and the wider North West transport network.

Unit 9 is due to undergo a refurbishment to provide modern, high quality space for a range of suitable uses.



Secure Estate.



Eaves height of 4m.



24-hour Access.



Communal Parking.



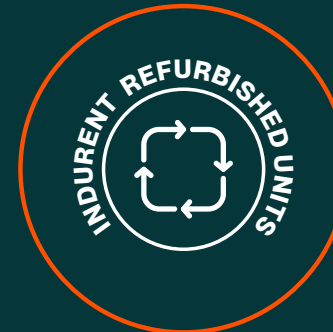
Strategically located next to M6, M61 and M65.



Targeting EPC B.



/ Specification.



Refurbished unit.



Integrated office accommodation.



3 phase power.

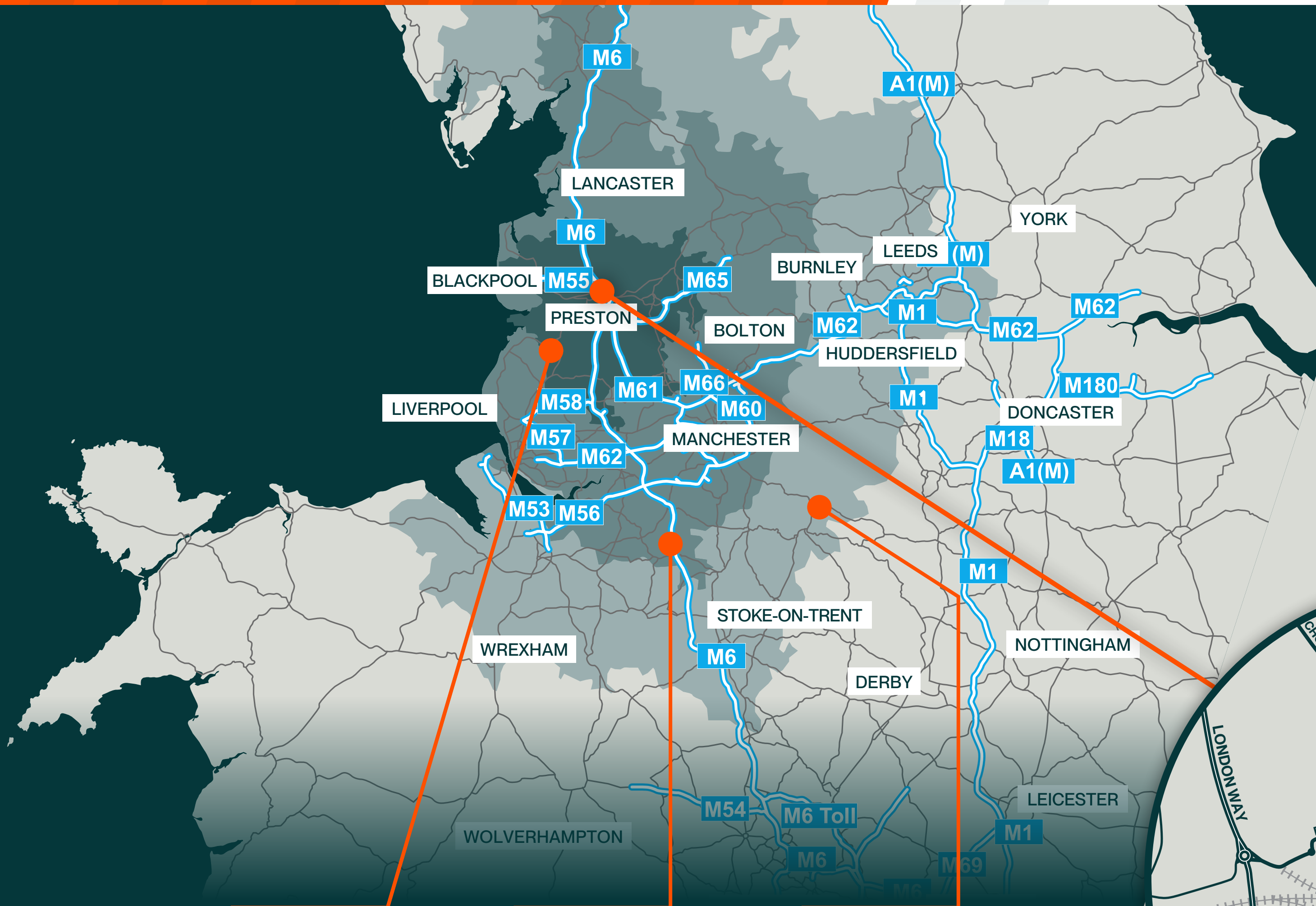


Electric roller shutter.



Private dedicated yard.

You're well-connected.



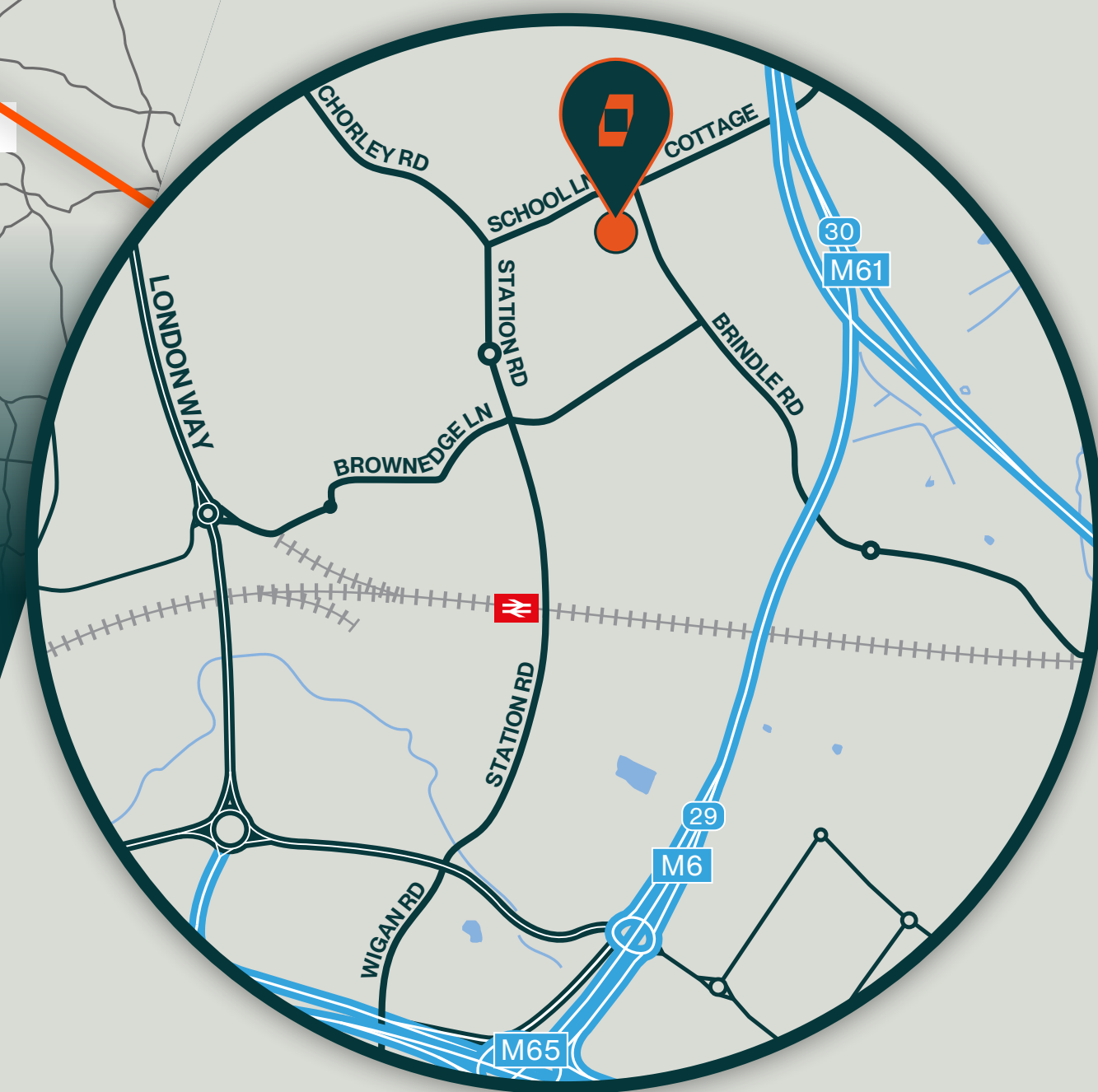
RAIL STATIONS	MILES
BAMBER BRIDGE STATION	1
LOSTOCK HALL STATION	3
LEYLAND STATION	4
PRESTON RAILWAY STATION	5

CITIES	MILES
PRESTON	3
BLACKPOOL	24
MANCHESTER	32
LIVERPOOL	34
LEEDS	64

MOTORWAY JUNCTIONS	MILES
M6	2
M61	2
M65	3

AIRPORTS	MILES
BLACKPOOL AIRPORT	25
MANCHESTER AIRPORT	36
LIVERPOOL JOHN LENNON AIRPORT	43
LEEDS BRADFORD AIRPORT	55

Travel times indicative only.



30 minutes
drive time

Population **1,278,491**

1 hours
drive time

Population **6,505,540**

1.5 hours
drive time

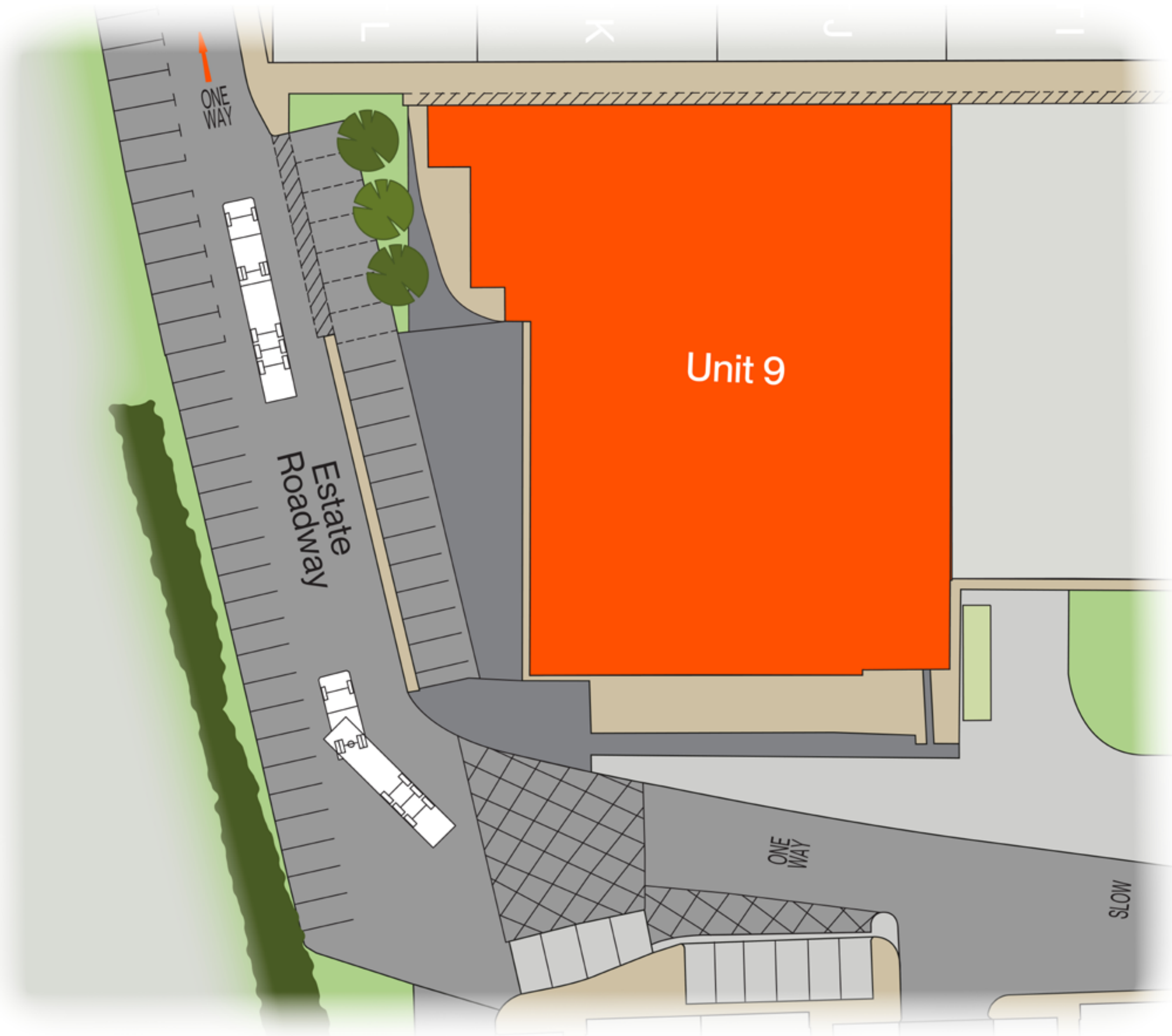
Population **10,446,710**

Disclaimer: Drive times are calculated using a maximum speed of 70 mph. Please note that actual travel times and distances may vary significantly due to factors such as road conditions, time of day, traffic, roadworks, weather, legal restrictions, and other unforeseen circumstances. This estimate is provided for general guidance only and should not be used for precise route planning or scheduling. Travel distances are indicative, taken from Google Maps.

Map and population data: smappen.
All travel times should be taken as a guide only.
Population data taken from 2026.

/ Unit plan

	Unit 9
Warehouse	14,669 sq ft (1,366 sq m)
Ancillary	2,127 sq ft (198 sq m)
Total	16,826 sq ft (1,563 sq m)



Unit plan layout is indicative.



We know that people and the planet are important to you – they're important to us too.


That's why all our new buildings are built to our Indurent Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

Let's talk



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Warehousing that Works.



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Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. June 2026. TBDW 08031-02.



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