

MORGAN

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TO LET

**Claughton on Brock Trade Park
Preston-Lancaster New Road/Garstang Road**

GARSTANG

PR3 0PZ

A Variety Of New Units To Let



CGI

- **A new Class E/Trade-Counter/Retail/Office/Warehouse Development.**
- **Units from 775 sq ft to 3,100 sq ft.**
- **High profile corner site available for a 14,896 sq ft unit for a variety of uses, subject to planning including Leisure/Education/Health, etc.**
- **Design and Build available for corner site.**
- **Full planning consent applied for.**

Fifteen Cross Street
Preston
PR1 3LT

01772 556666
www.morganmartin.co.uk

Regulated by

RICS

LOCATION

Claughton on Brock Trade Park will be situated at the junction of Preston/Lancaster New Road (A6)/ Garstang Road approximately 2 miles to the south of Garstang Road. Preston/Lancaster New Road benefits from 22,000 vehicles passing on a daily basis and is the most prominent site available in the area. Nearby occupiers include Hardacre Fisher Timber Merchants, Carrs Billington Country Store, Leach Engineers, Coop Convenience Store, Subway, Ruffords Country Store, etc.

DESCRIPTION

The site will comprise a new prominent development providing the following:

Drive Thru 1	Under Offer		
Drive Thru 2	Under Offer		
Standalone Unit	Under Offer		
Standalone Unit	3,100 sq ft	(287.99 sqm)	Capable of sub-division
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Standalone Unit	14,896 sq ft	(1,383.83 sqm)	Over two floors

Please note, the unit of 14,896 sq ft will occupy a self-contained corner location together with large external area, suitable for car parking, and other uses requiring a large outdoor area.

PLANNING CONSENT

A full planning application has recently been submitted following outline approval being granted.

TIMING

It is anticipated work will start on site towards the end of the second quarter/beginning of the third quarter 2024.

LEASE

All units are available on the basis of full repairing and insuring lease for a term of years to be agreed.

RENTAL

Upon application.

VAT

All rents and prices quoted will be subject to the addition of VAT at the prevailing rate.

LEGAL COSTS

Each party are to be responsible for their own legal costs incurred in the transaction.

FURTHER INFORMATION

Contact: Charles D. Bell
Telephone: 01772 556666
Email: charles@morganmartin.co.uk



TO LET
3100 SQ FT X 2 &
7448 SQ FT X 1
AVAILABLE Q4 2024



For Identification Only

Not to Scale

Chartered Surveyors

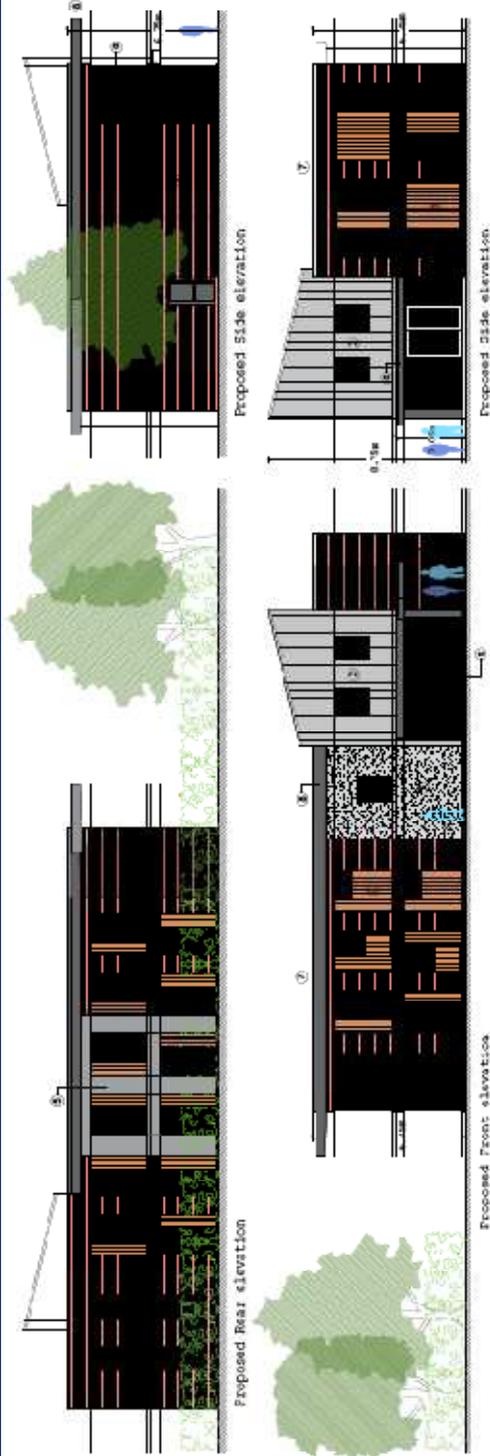
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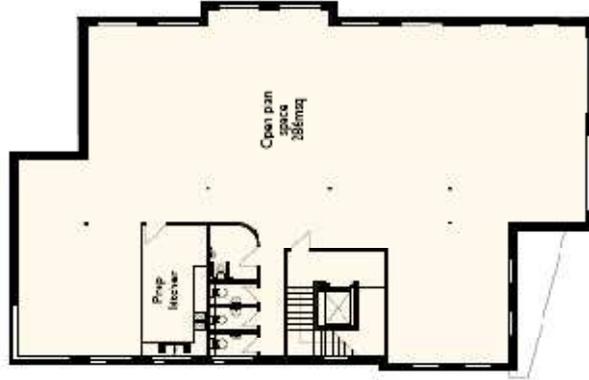
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INDICATIVE PLAN OF STANDALONE UNIT



- Key**
- 1 Proposed being built (Wentneger Chase Red Brick)
 - 2 Proposed being built (Wentneger Chase Red Brick)
 - 3 Redwood external cladding with horizontal wooden slats
 - 4 Through coloured metal - 0.2% with a matching vertical profile
 - 5 Translucent translucent cladding, light grey (RAL 7041)
 - 6 Grey EDPM roof
 - 7 Grey aluminium powder coated fascia and soffits (RAL 7016)



Proposed first floor plan 1:100 @ A1



Proposed ground floor plan 1:100 @ A1



Unit 4 (E - 632897/7448sqft)
Proposed Plans and Elevations
Scale 1:100 @ A1

MORGAN MARTIN
Chartered Surveyors
15 Cross Street
Preston
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Tel: 01772 556666
Fax: 01772 556667
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