

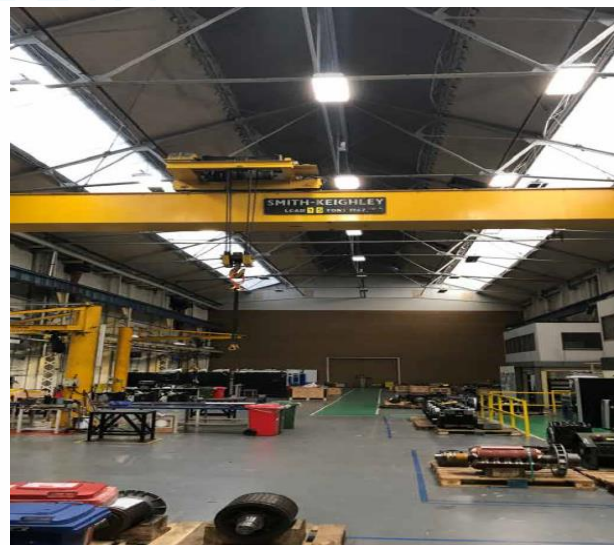


Prominent Warehouse Facility

10,000-292,000 sq ft on 14.91 acres

Channel Way, Preston, PR2 2YA

- Ability to sub-divide
- Flexible lease terms
- Level access loading doors
- **LARGE POWER SUPPLY**





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.

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 for parking
- Level access loading doors
- Large power supply available
- Cranage available in certain sections

LEASE/RENTAL

The property is available on a new lease for a term of years to be agreed. From £2.75psf (EXC).

ACCOMODATION

Section Size (Sq.ft)	Section Size (Sq.ft)
East Bay	119,802
Centre Bay	51,990
West Bay	77,188
A block	10,204
Separate Detached Unit	33,454
Total	292,638

The premises occupy a site of 14.91 (6.03ha) acres approximately

LEGAL COSTS

The ingoing Tenant is responsible for all legal costs incurred in connection with the transaction.

SUBJECT TO CONTRACT / VAT

The property is offered subject to formal Contract. Finance Act 1989 – unless otherwise stated all prices and rents are quoted exclusive of VAT.

VIEWING

Viewing strictly by appointment with sole retained agents BC Real Estate.

Please contact:

John Barton
john@bcrealestate.co.uk

Gary Chapman
gary@bcrealestate.co.uk