

connect 6

LEYLAND ■ PRESTON ■ PR26 6TB

CANMOOR

PC JULY
2023



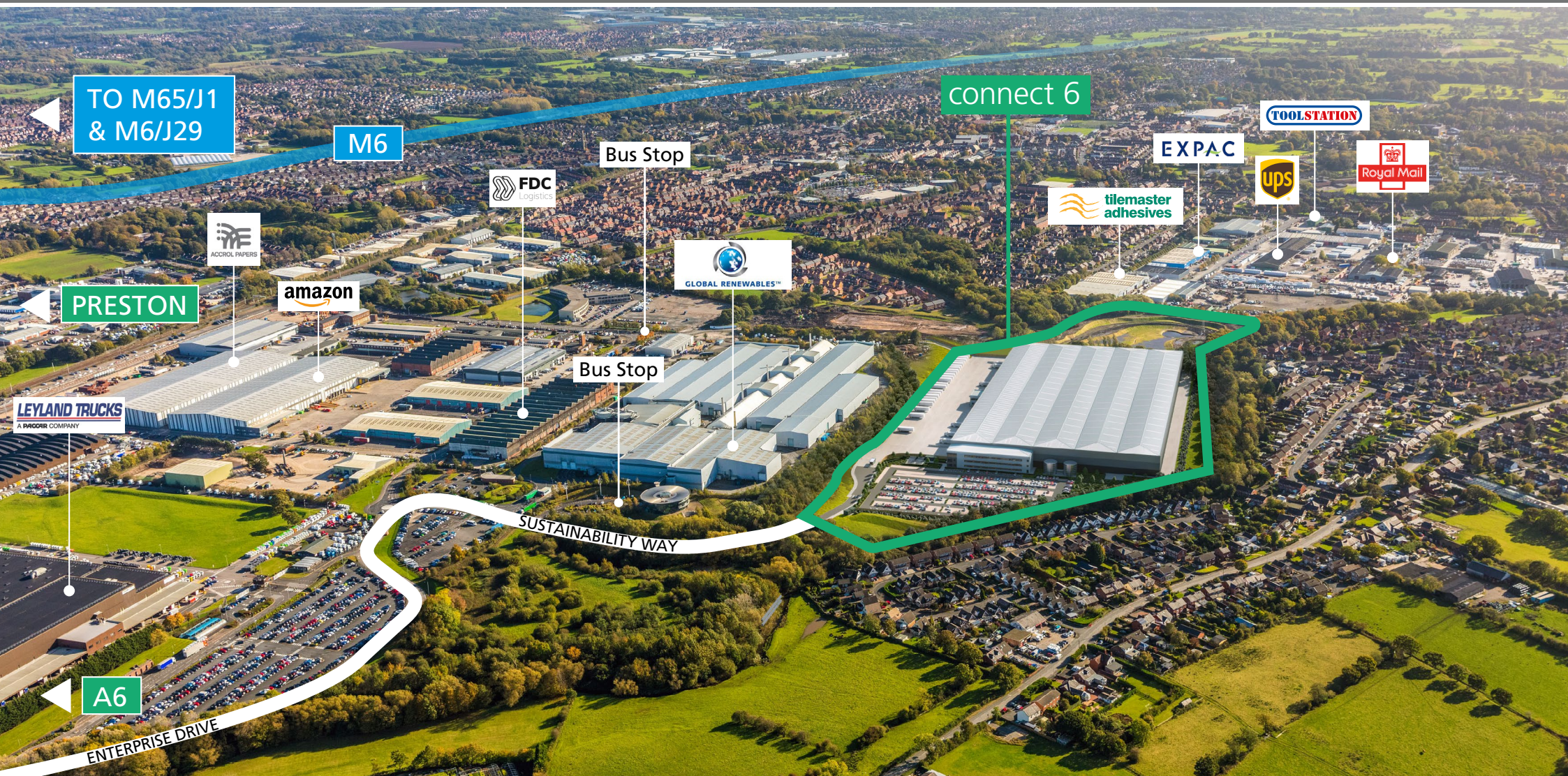
High Quality Warehouse / Industrial Unit 544,000 sq ft (50,539 sq m) **TO LET**

- 2 miles from the M6 & M65
- 4 miles from the M61
- 15m eaves height
- 60m secure yard
- Target BREEAM Excellent
- 506 car parking spaces
- 10% EV charging
- 50kN/m2 floor loading
- 7 acre ecological area

PRESTON

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PRESTON

ACCOMMODATION

Unit 1	sq ft	sq m
Reception & Core	1,000	93
Warehouse	518,000	48,124
GF Warehouse Office	2,500	232
FF Warehouse Office	2,500	232
FF & SF Offices	20,000	1,858
Total	544,000	6,067



15M
EAVES HEIGHT



50 DOCK &
4 LEVEL ACCESS
LOADING DOORS



50KN/M2 FLOOR
LOADING



62 HGV
PARKING SPACES



60M YARD
DEPTH



FIRST AND SECOND
FLOOR OFFICES



SUSTAINABILITY

Connect 6, Preston will be constructed to a market leading standard in ESG. It will benefit from numerous environmentally conscious features, including generous EV parking and 7 acres of ecological land. This in turn will enable the occupier to continue working in a more sustainable way.



5% ROOF LIGHTS



LED LIGHTING IN OFFICE AREA



TARGET EPC A



PIR HEATING AND COOLING IN OFFICES



7 ACRE ECOLOGICAL AREA



CYCLE SHELTERS



PV READY



TARGET BREEAM EXCELLENT



10% EV CHARGING



DRIVE TIMES

	Mins	Miles
Manchester	47 mins	30
Liverpool	58 mins	35
Leeds	1 hour 12 mins	65
Hull	2 hours 16 mins	121
Birmingham	1 hour 54 mins	105
Bristol	3 hours 12 mins	187
London	4 hours 7 mins	228



TRANSPORT LINKS

The 113 bus runs from the end of Sustainability Way and Centurion Way, running from Preston to Wigan.



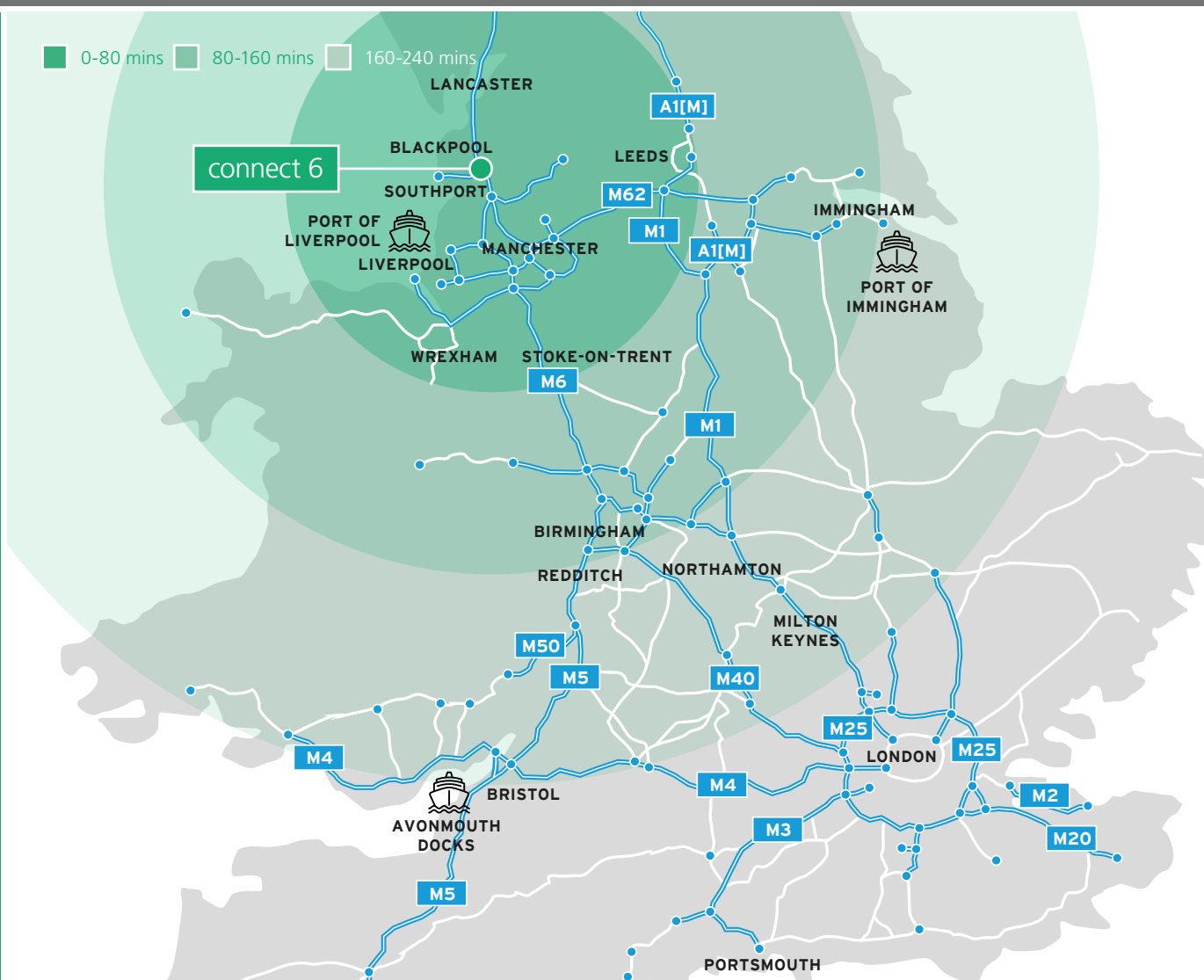
AVERAGE WEEKLY EARNINGS

£484.90 per week compared to the North West average of £524 per week and £577 per week for UK.



LOCAL POPULATION

5.4 million people live within a 1 hour drive of the site.



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FURTHER INFORMATION

For more information and a full proposal, please contact:



SAM ROYLE
+44 (0) 7793 808 264
sam.royle@knightfrank.com



ROB TAYLOR
+44 (0) 7825 193 365
rob.p.taylor@cushwake.com



ANDREW PEXTON
+44 (0) 7831 820 694
andrew.pexton@eu.jll.com