

TustinWay



Location

Tustin Way is a self contained part of Red Scar Business Park with its own entrance from Longridge Road (B6243). J31A of the M6 lies approximately 1.5 miles from the site with Preston City Centre 3 miles to the south west. This development is ideally placed for excellent access to the regional and national motorway networks. Nearby occupiers include regional distribution depots for EH Booth & Co Ltd, Mondi Board, James Hall (Spar) and Geopost.

Preston is located on the West Coast main rail line, providing regular services to London, Liverpool and Manchester. Blackpool International Airport lies approximately 15 miles to the north west with Manchester International Airport approximately 41 miles to the south west. Local amenities are provided along Longridge Road. Sainsburys and Adsa Supermarkets are easily accessible.

Viewing

For further information or an appointment to view please contact:

Sole Agents



CHARTERED SURVEYORS • COMMERCIAL DEVELOPMENT CONSULTANTS

16-18 RIVERSWAY BUSINESS VILLAGE
NAVIGATION WAY
PRESTON PR2 2YP
TEL: 01772 769000 FAX: 01772 760066
e-mail: danny@pinkus.co.uk
web: www.pinkus.co.uk

Misrepresentation Act

The Agents for themselves and for the owners of RED SCAR give notice that (1) the particulars are produced in good faith and are set out as a general guide only and do not constitute part of a Contract or Lease (2) no person in the employment of the Agents has any authority to make or give any representation or warranty whatsoever in relation to the property.

TustinWay



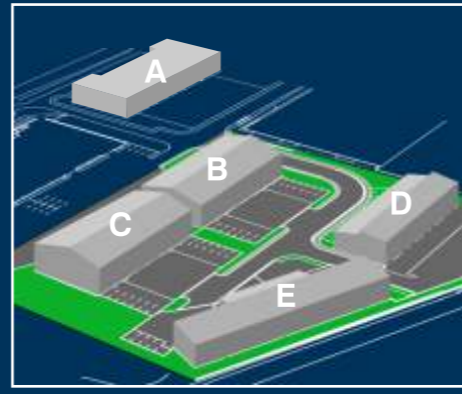
TO LET

New industrial/warehouse units from 1,000 to 10,000 sq ft

Red Scar Business Park, Junction 31A
Longridge Road, Preston
Satnav ref: PR2 5NE

Red Scar Business Park,
Junction 31A,
Longridge Road,
Preston, Lancs PR2 5NE





TustinWay Accommodation

Schedule of sizes available:

Unit	Size (area sq ft)
Building A	2 x 3,000
	3 x 2,500
Building B	2 x 5,000
Building C	2 x 4,830
Building D	7 x 1,000
Building E	2 x 1,750
	1 x 4,000



Description
Tustin Way is a new development of 19 warehouse/industrial units located on the well established Red Scar Business Park. The development comprises units ranging from 1,000 sq ft to 10,000 sq ft

Terms
The units are available to lease on fully repairing and insuring terms on multiples of 5 years. Rents on application.

VAT
Rents are exclusive of VAT

Rates
Business Rates To be assessed.
Contact Preston City Council on 01772 906972

- Specification**
- Self contained buildings
 - constructed of clear span steel frames
 - Insulated metal cladding & part glazed elevations
 - Three phase electrics and gas
 - Eaves heights of between 4.25m and 6.4m
 - Floor loadings up to 35 Kn/m
 - Drive-in loading doors
 - Landscaped business environment
 - Provision for offices and WC's