

PRELIMINARY PARTICULARS On Behalf of James Hall LTD



TO LET

PROPOSED NEW CRÈCHE LANCASHIRE WAY, PRESTON EAST LANCASHIRE

LOCATION

Located on the Longridge Employment area Preston East. A large Employment area containing 85 companies with over 3000 employees.

Within close proximity is the Red Rose Hub, a large office complex, and the Woodlands Conference Centre. Lancashire County Council and Business Link are 2 major occupiers.

It contains also a large distribution centre occupied by Booths Supermarkets and the Lineum City Park, a new business park.

There is also a large residential catchment close by.

Lancashire Way is situated off Bluebell Way which is immediately adjacent Junction 31A of the M6 affording excellent road access.

PROPOSED DEVELOPMENT

The crèche site adjoins our Clients new 575,000 sq ft distribution centre which is due for completion early 2010. This will employ 300 site-based staff and 200 off-site staff.

Our Client's have obtained detailed planning consent for 325m² crèche on a self contained site of 0.55 acre

A layout plan is enclosed together with a site plan.

Please note that the internal layout is indicative and can be amended to suit the occupier's requirements.

SERVICES

All main services are available.

TERMS OF DISPOSAL

Our Client is prepared to build the shell and lease it to the occupier.

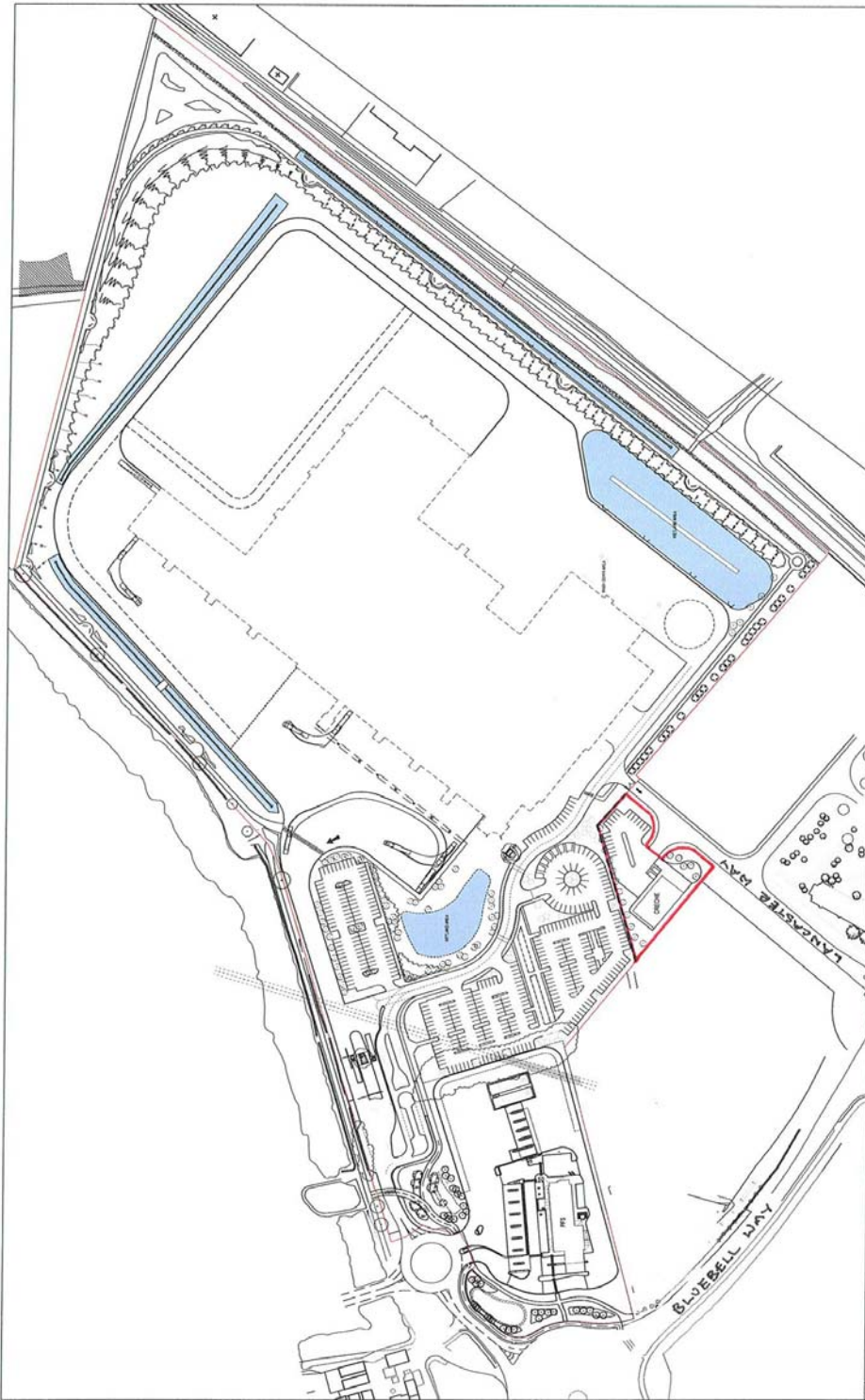
FOR FURTHER INFORMATION

PLEASE CONTACT MIKE WILLIAMS AT MORGAN WILLIAMS: 01925 414909

For details of other properties, our website address is www.morganwilliams.com

Date Published April 2009 Lancashire Way, (MAW)

01925 414909



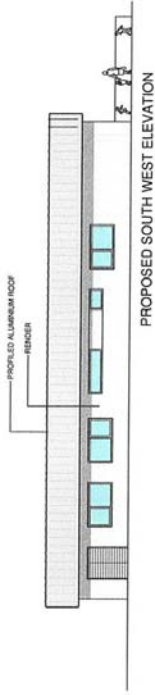
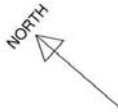
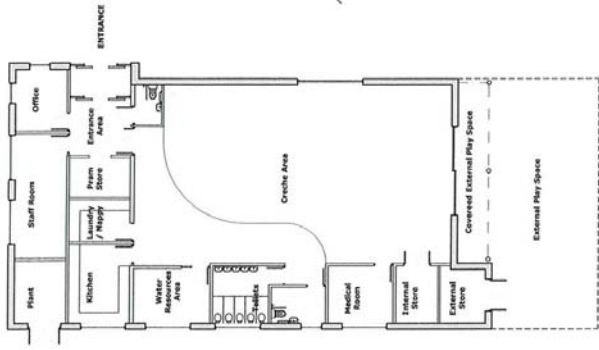
PRESTON EAST DEVELOPMENT, DISTRIBUTION CENTRE
 MASTER SITE PLAN
 CASSIDY / ASHTON
 L104 D
 C/A

The client's name and logo shall be in the top right hand corner of all drawings in this format:

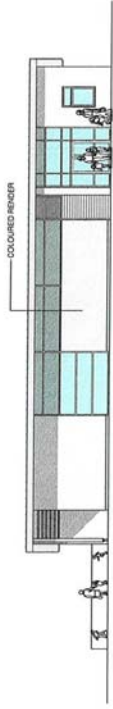
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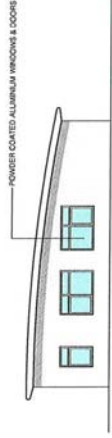
ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE STATED.
 ALL WALLS AND FENCES TO BE CONCRETE OR BRICK.
 ALL FENCES TO BE 1.8M HIGH WITH 1.2M SPACING BETWEEN POSTS.
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PROPOSED SOUTH WEST ELEVATION

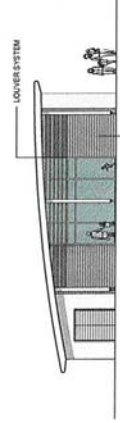


PROPOSED NORTH EAST ELEVATION



PROPOSED NORTH WEST ELEVATION

PROPOSED PLAN



PROPOSED SOUTH EAST ELEVATION

<p>Project: PRESTON EAST DEVELOPMENT</p> <p>Client: JAMES HULL LTD</p> <p>Architect: CASPIDY-ASHTON</p> <p>Contract No: PA 501</p>	<p>Scale: 1:50</p> <p>Date: 15/03/2021</p>
	<p>Drawn: [Name]</p> <p>Checked: [Name]</p> <p>Approved: [Name]</p>
<p>Notes:</p> <p>1. This drawing is subject to the contract conditions of sale.</p> <p>2. Do not scale the drawing - Check all dimensions on site.</p>	
<p>Contract No:</p>	
<p>Company Logo: CASPIDY-ASHTON</p>	