

PRESTON
PR2 5EG

LOGISTICS & MANUFACTURING
UNITS FROM 25,000 TO 455,000 SQ FT

TO LET /
FOR SALE



APTUS

APTUS

WELCOME TO APTUS

APTUS PRESTON

UNITS FROM
**25,000 TO
455,000 SQ FT**

**OUTLINE
PLANNING
CONSENT**

**J31A OF M6
ONLY 1.5 MILES**

**6.3MVA
ALLOCATED POWER LOAD**

**NET ZERO
CARBON
CAPABILITY**

Located close to Preston, just minutes from junction 31A of the M6, APTUS is set to become a 21st-century industrial, manufacturing, and logistics hub. The scheme will provide 790,000 sq ft of high-specification space, with units ranging from 25,000 sq ft up to circa 455,000 sq ft.

Designed to meet the latest operational requirements, APTUS offers flexible, sustainable property solutions for businesses of all sizes, available on both freehold and leasehold terms, with access to market-ready infrastructure and power provision.

Crucially, the scheme is being delivered in phases, with each phase benefitting from developers and investors who bring specialist expertise:

Phase 2: Three units (Units 1, 2, and 3) will be delivered by Origin, the new joint venture platform formed by HBD and Feldberg Capital. This phase is scheduled for completion and ready to occupy by Q4 2026.

Phase 3: Up to a further 455,000 sq ft of high quality space is being delivered by a joint venture between Barnfield and HBD, leveraging their long-standing partnership to deliver bespoke spaces tailored to occupiers' needs, available on freehold and leasehold terms.

Works are already underway for 145,000 sq ft manufacturing and distribution facility for our first occupier Kerakoll who pre-purchased the plot.

APTUSPRESTON.CO.UK



A joint venture between HBD Ltd & Barnfield Construction Ltd

INDICATIVE MASTERPLAN – OPTION 1

UNIT 4

Total size	11,583.93 sq m	124,688 sq ft
Warehouse	11,032.28 sq m	118,750 sq ft
First floor office	551.66 sq m	5,938 sq ft

UNIT 5

Total size	8,584.17 sq m	92,399 sq ft
Warehouse	8,175.44 sq m	88,000 sq ft
First floor office	408.73 sq m	4,400 sq ft

UNIT 6

Total size	5,657.78 sq m	60,900 sq ft
Warehouse	5,388.36 sq m	58,000 sq ft
First floor office	269.42 sq m	2,900 sq ft

UNIT 7

Total size	12,135.47 sq m	130,625 sq ft
Warehouse	11,583.85 sq m	124,688 sq ft
First floor office	551.61 sq m	5,938 sq ft

UNIT 8

Total size	5,708.87 sq m	61,450 sq ft
Warehouse	5,444.60 sq m	58,605 sq ft
First floor office	264.26 sq m	2,845 sq ft



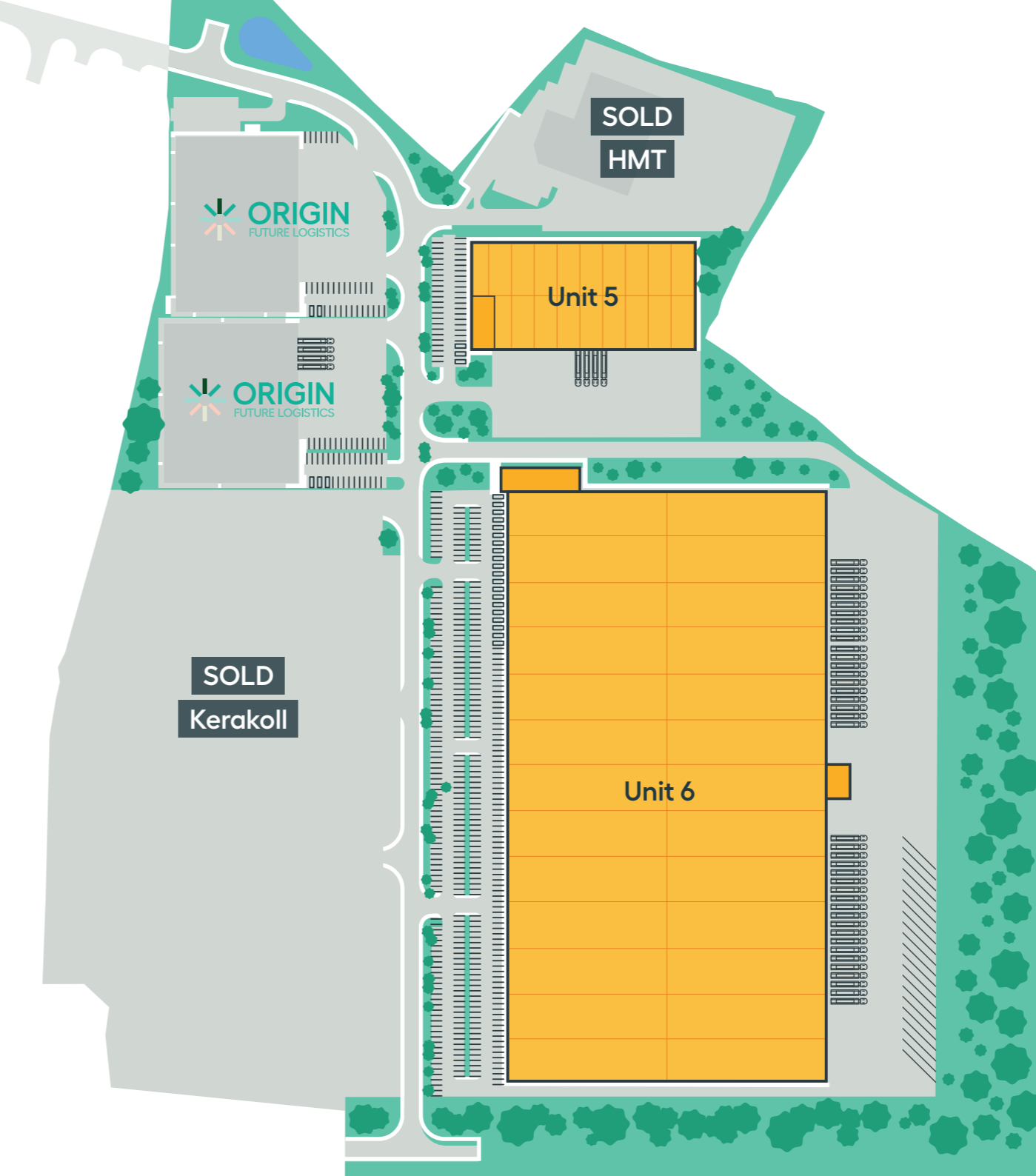
INDICATIVE MASTERPLAN – OPTION 2

UNIT 5

Total size	5,708.87 sq m	61,450 sq ft
Warehouse	5,444.60 sq m	58,605 sq ft
Office	264.26 sq m	2,845 sq ft

UNIT 6

Total size	42,231.14 sq m	454,572 sq ft
Warehouse	40,877.38 sq m	440,000 sq ft
Office	1,021.92 sq m	11,001 sq ft
Hub Office	331.84 sq m	3,572 sq ft





SPECIFICATION

25,000 – 455,000 SQ FT

MANUFACTURING & LOGISTICS UNITS

B2 AND B8

USES

HIGH-SPECIFICATION

SUSTAINABLE SPACE

NET ZERO CARBON

CAPABILITY

VERY GOOD (EXCELLENT CAPABLE)

BREEAM

EPC

RATING A

NO RESTRICTION

ON EAVES HEIGHT

50KN/M2

FLOOR LOADING

6.3MVA

ALLOCATED POWER LOAD

MEDIUM PRESSURE

GAS CONNECTION

EV

CHARGING POINTS

PV

READY ROOFS

GET CONNECTED

CONNECTIVITY

- Adjacent to Roman Way Industrial Estate
- 1.5 miles east of junction 31A of the M6
- Preston city centre 3.5 miles
- Served by local bus services 6 at Red Scar
- Proximity to UCLAN and Lancaster University
- 1.5m residents and 6m within a 1 hour commute

DRIVE TIMES

J31A of the M6	4 minutes
Preston City Centre	18 minutes
Manchester	50 minutes
Manchester Airport	50 minutes
Liverpool	60 minutes

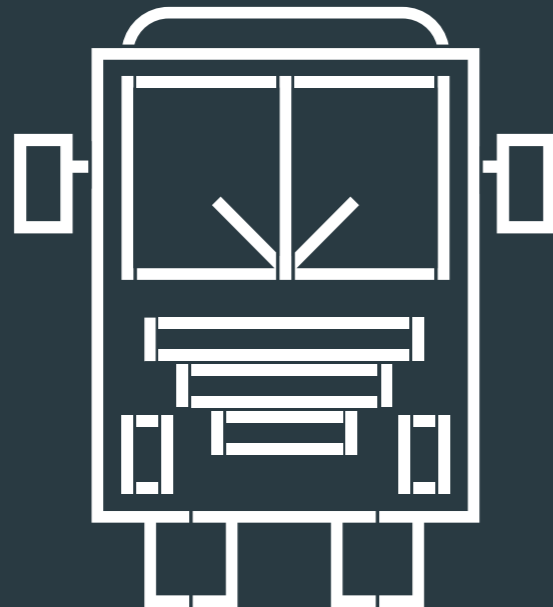
Postcode:
PR2 5EG
What3words:
DINNER.HILL.REFERS



A DYNAMIC REGION

Preston is an excellent place to locate your business. It boasts a thriving economy with a diverse range of industries, including manufacturing, technology, and finance. Crucially the city enjoys excellent connectivity with strong transport links, including a well-connected train station and proximity to major motorways. Moreover, Preston offers a highly skilled and educated workforce, thanks to the presence of prestigious universities and colleges in the area.

Furthermore, Preston has a supportive and vibrant business community, with various initiatives to promote collaboration and growth. Overall, Preston provides the perfect blend of opportunity, infrastructure, and resources to make it an excellent location for your business.



- £33.3bn regional economy – one of the UK’s largest

- 55,000 businesses supporting 700,000 jobs

- UK’s 2nd highest manufacturing concentration

- World’s 4th biggest aerospace cluster

- Generates 30%+ of the UK’s low-carbon electricity

- 84,000 engineering & aerospace specialists

- 37,000 energy experts

- 30,000 digital & technology professionals

- Four universities with 60,000+ students

- Lancaster University ranked in the global top 1%

- Samlesbury: future National Cyber Force HQ with 2,000+ new jobs

*statistics apply across the wider Lancashire area

SUSTAINABILITY

Barnfield Construction and HBD are working together to help make a real difference to our places, people, partners, and the planet by making our schemes as sustainable as possible. At APTUS we are committed to delivering a development where businesses and employees can enjoy their working environment and prosper.

FUTURE THINKING



Strategic employment site



High-specification sustainable space



EV charging points



BREEAM Very Good (Excellent Capable)



EPC Rating A



Sustainable access by foot, bike, and bus



Extensive landscaping



Net Zero Carbon capability

ABOUT US

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Alongside its sister site EAST, APTUS is being delivered by a joint venture partnership between Barnfield Construction and HBD. Together, our collective expertise and track record of consistently creating premium destinations for businesses and communities speaks for itself.

BARNFIELD CONSTRUCTION

We are contractors, developers and investors working with public and private sector partners and clients for more than 40 years. Headquartered in Lancashire, our £80m turnover property group is delivering a diverse range of schemes on more than 30 live sites nationwide.

APTUS PRESTON

HBD

HBD create some of the UK's best industrial and logistics destinations. With a track record of successfully transforming unloved sites into thriving commercial hubs, we're well known for delivering sustainable places with purpose, where local and global brands can maximise their potential.

With history on our side, we're also proud to be part of Henry Boot, who've been operating in land, property, and development for over 135 years. These long-term and well-funded foundations, combined with the experience and expertise of our people, provides a stability and confidence to deliver for all our partners.

CATALYST
Sheffield



BARNFIELD **POWER PARK**
Nottingham



HBD

FRONTIER PARK
Blackburn



BARNFIELD

EAST
Preston



HBD

FIND OUT MORE

APTUSPRESTON.CO.UK

This mailer is intended purely as a guide. All information contained within has been checked and is understood to be correct at the time of publication. These particulars do not form part of an offer or contract.

ENQUIRIES AND FURTHER INFORMATION

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A JOINT VENTURE BETWEEN:



HBD IS PART OF HENRY BOOT GROUP



BARNFIELD
CONSTRUCTION

BARNFIELD CONSTRUCTION IS PART OF BARNFIELD GROUP