

APTUS PHASE 2

ONLY 1 UNIT REMAINING

PRESTON PR2 5EG
///DINNER.HILL.REFERS



ON SITE NOW
TO LET – READY Q4 2026

LOGISTICS & MANUFACTURING
UNIT 26,507 SQ FT



WELCOME TO APTUS

UNIT 3 LET

UNIT 2 LET

UNIT 1 AVAILABLE

B2 AND B8
USES

UNIT 1 – 26,507 SQ FT
UNIT 2 – LET
UNIT 3 – LET

EXCELLENT
BREEAM

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 with access to market-ready infrastructure and power provision.

Phase 1: Works are already underway for 145,000 sq ft manufacturing and distribution facility for our first occupier Kerakoll.

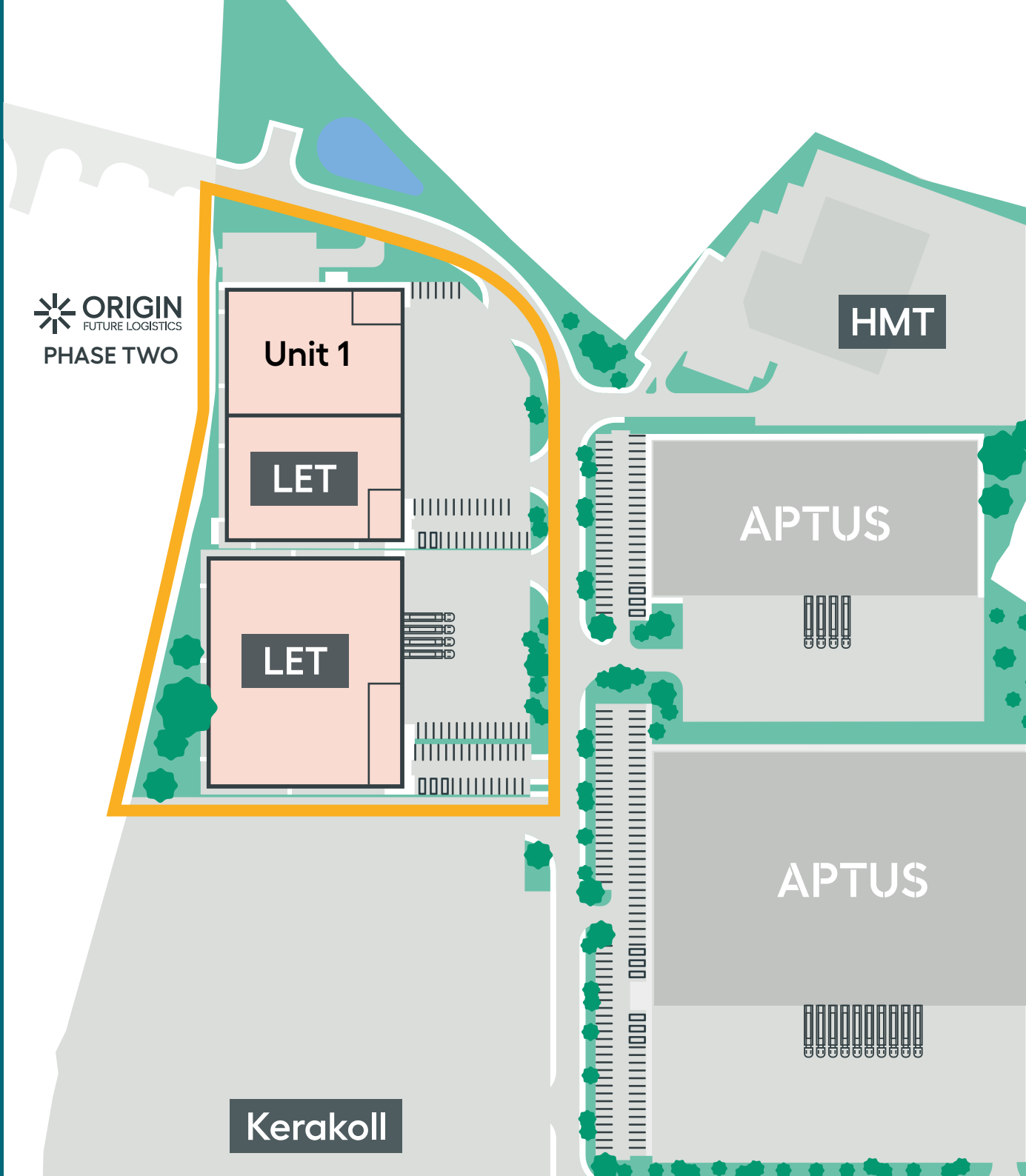
Phase 2: Units 1,2 and 3 are being delivered by Origin, the joint venture platform formed by HBD and Feldberg Capital. This phase is scheduled for completion by the end of Q4 2026 and one unit (26,507sq ft) remains available to occupy on a leasehold basis.

[APTUSPRESTON.CO.UK](https://www.aptust Preston.co.uk)



LAYOUT PLAN

UNIT 1		
Total size	2,462.6 sq m	26,507 sq ft
Warehouse	2,293.13 sq m	24,683 sq ft
First floor office	169.47 sq m	1,824 sq ft
Eaves height	10m	
Yard depth	40m	
Floor loading	50KN/M2	



SPECIFICATION

LOGISTICS & MANUFACTURING UNIT
26,507 SQ FT

B2 AND B8
USES

HIGH-SPECIFICATION
SUSTAINABLE SPACE

NET ZERO CARBON
CAPABILITY

EXCELLENT
BREEAM

RATING A
EPC

10M
EAVES HEIGHT

50KN/M2
FLOOR LOADING

UNIT 1 – 208KVA
POWER PROVIDED

40M
YARD DEPTH

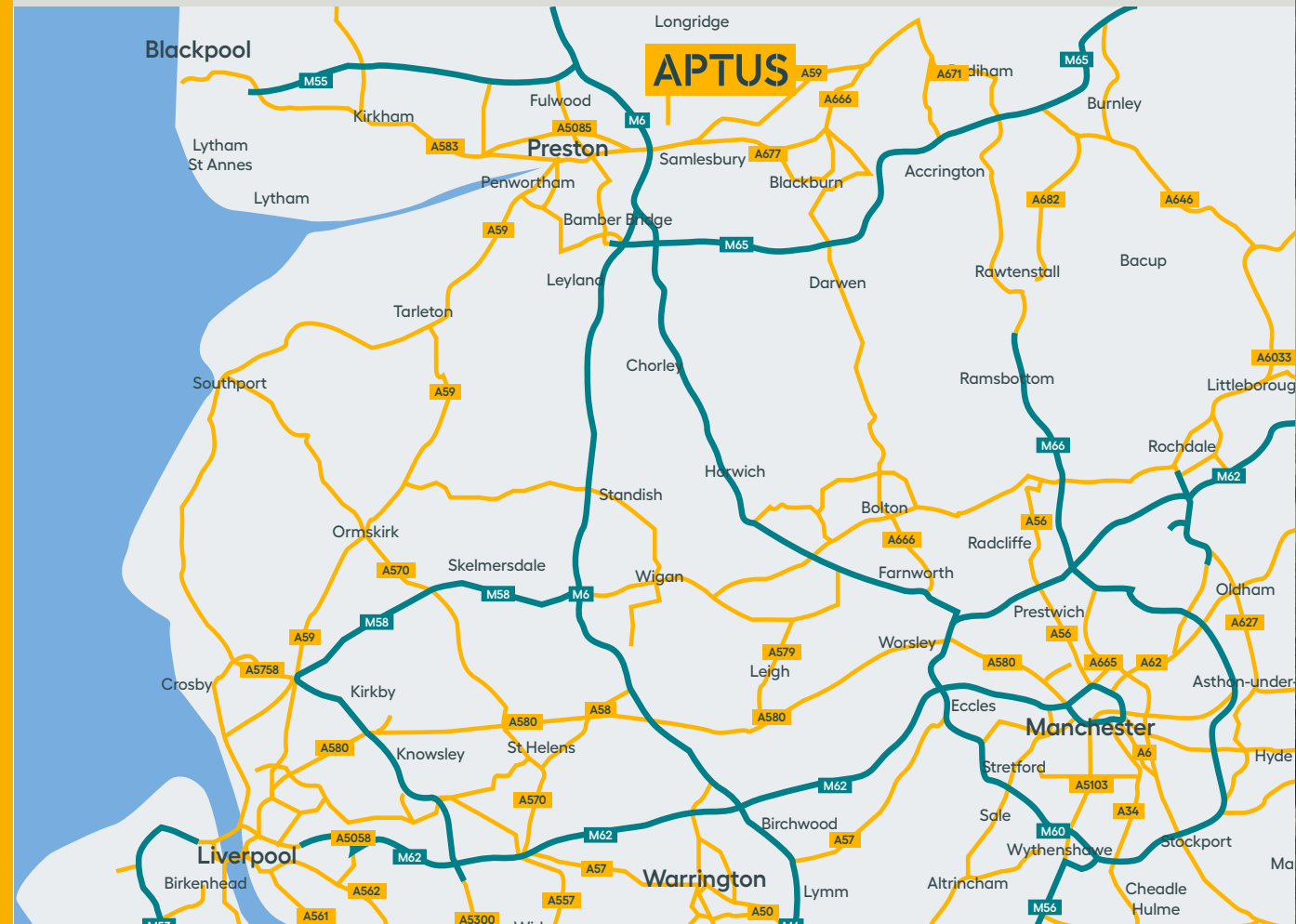
EV
CHARGING POINTS

PV
ROOF COVERAGE

PHASE 2 ON SITE NOW
– TO LET FROM Q4 2026

DESTINATION MILES

J31A of the M6	1.5 miles	Manchester Airport	41 miles
Preston City Centre	3.5 miles	Liverpool	40 miles
Manchester	36 miles		



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
- 6 million residents 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

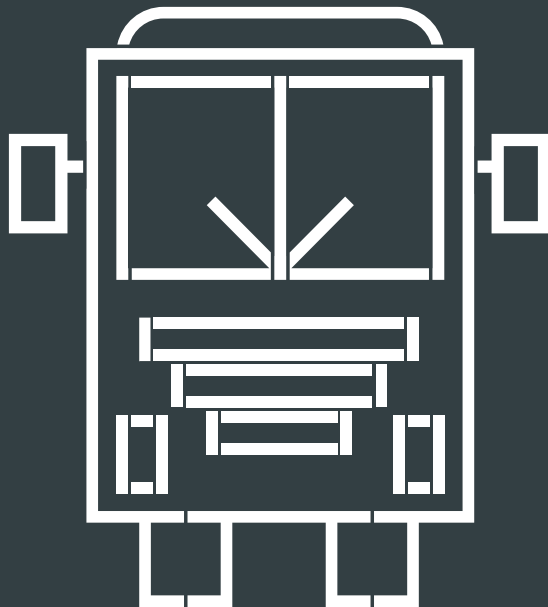


A DYNAMIC REGION

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, located on the West Coast Mainline with regular services to London and Scotland and close 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.

APTUS PRESTON



- £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

Origin are working 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
-  Sustainable access by foot, bike, and bus
-  BREEAM Excellent
-  EPC Rating A
-  Net Zero Carbon capability
-  PV roof coverage
-  EV charging points
-  Extensive landscaping

ABOUT US

ORIGIN

Origin is a leading platform focused on creating innovative, sustainable spaces that set new standards in the industrial and logistics sector. Formed by HBD, part of Henry Boot and Feldberg Capital, two like-minded operators with an ambitious vision for the sector. The partnership combines HBD's status as one of the UK's most active and respected property developers, and Feldberg Capital's expertise as a purpose-driven real estate investment manager founded by industry leaders.



EAST
Preston



ARK
Markham Vale



SPARK
Walsall



INTER
Welwyn Garden City



FIND OUT MORE

APTUSPRESTON.CO.UK

ENQUIRIES AND FURTHER INFORMATION

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DEVELOPED BY:



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.