



PRESTON, PR5 6SY  
///LOGO.GAINED.TAKEN



Strategically  
located next to  
M61, M6 and M65



Targeting  
EPC B rating.

Coming soon

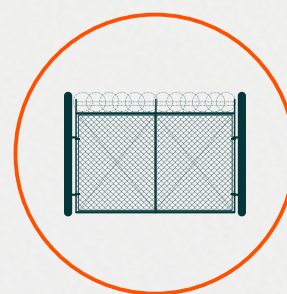
Unit 9  
16,826 sq ft (1,563 sq m)

Warehousing that Works.

# High performance space for your business.

Old Mill Industrial Estate is in an established industrial location within Bamber Bridge, approximately 3 miles south of Preston Town Centre. The property is accessed from Brindle Road and has excellent transport links, boasting close proximity to the M6, M61 and M65 motorways and the wider North West transport network.

Unit 9 is due to undergo a refurbishment to provide modern, high quality space for a range of suitable uses.



Secure Estate.



Eaves height of 4m.



24-hour Access.



Communal Parking.



Strategically located next to M6, M61 and M65.



Targeting EPC B.

# / Specification.



Refurbished unit.



Integrated office accommodation.



3 phase power.



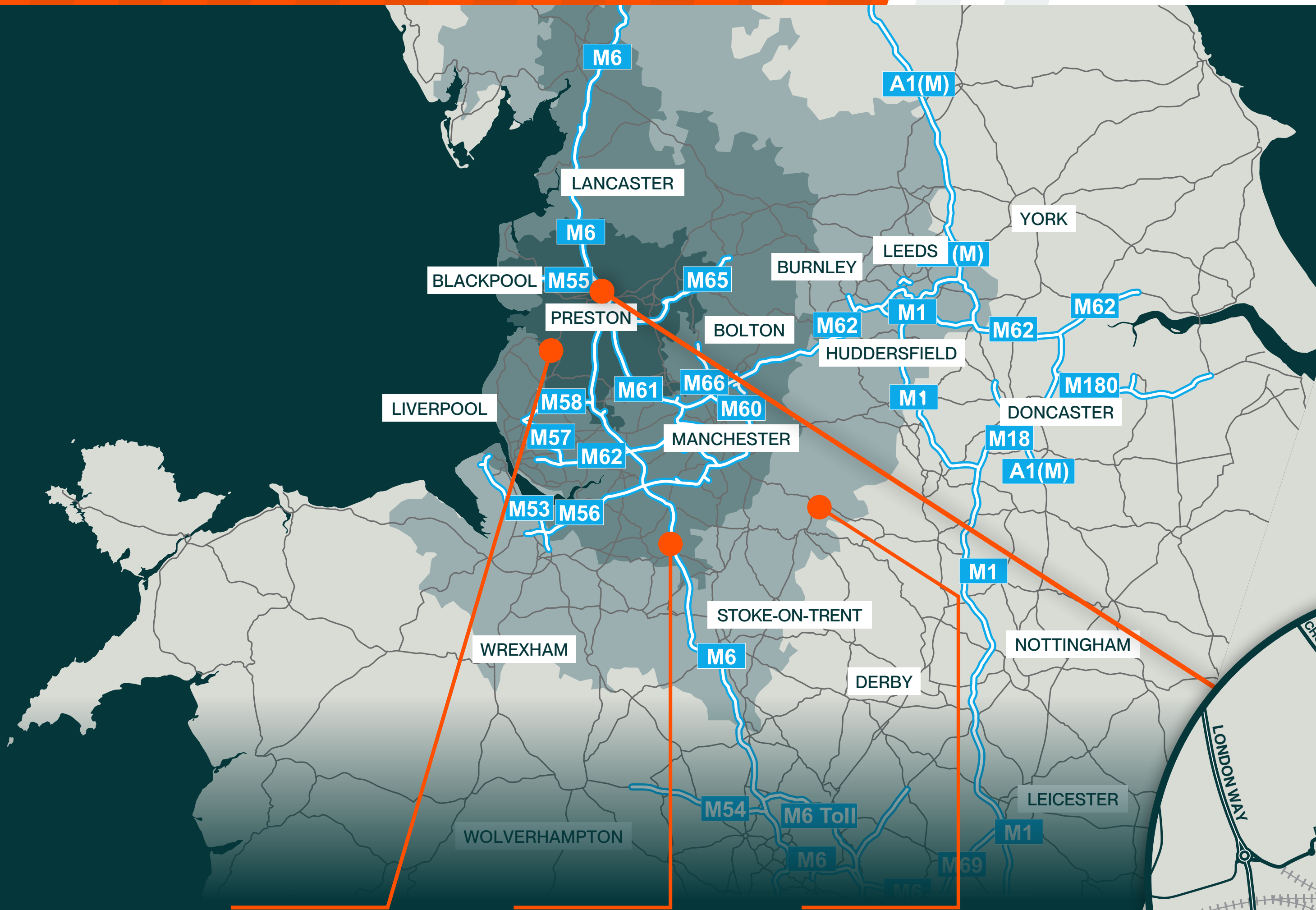
Electric roller shutter.



Private dedicated yard.



# You're well-connected.



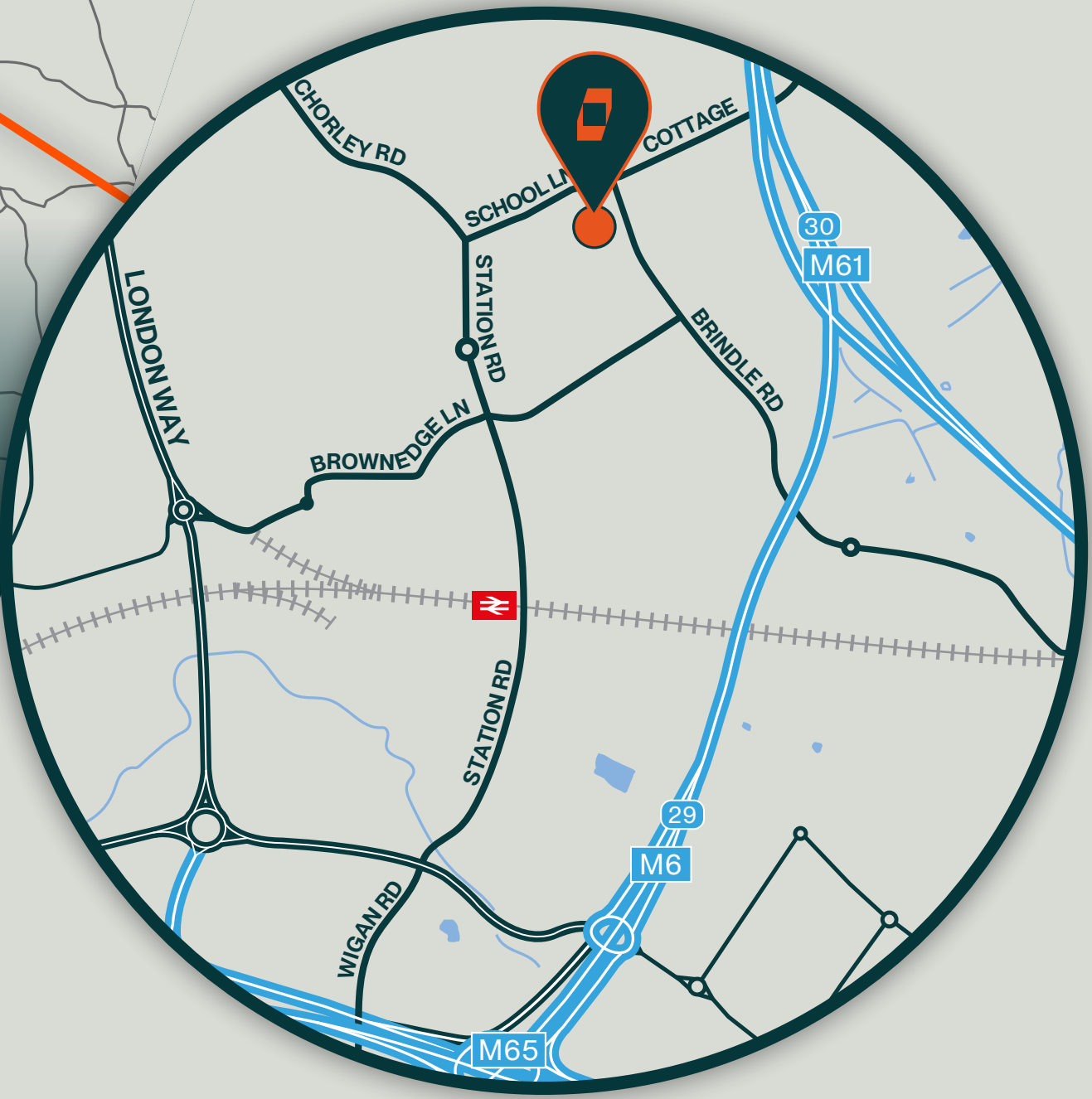
|  RAIL STATIONS | MILES |
|---------------------------------------------------------------------------------------------------|-------|
| BAMBER BRIDGE STATION                                                                             | 1     |
| LOSTOCK HALL STATION                                                                              | 3     |
| LEYLAND STATION                                                                                   | 4     |
| PRESTON RAILWAY STATION                                                                           | 5     |

|  CITIES | MILES |
|--------------------------------------------------------------------------------------------|-------|
| PRESTON                                                                                    | 3     |
| BLACKPOOL                                                                                  | 24    |
| MANCHESTER                                                                                 | 32    |
| LIVERPOOL                                                                                  | 34    |
| LEEDS                                                                                      | 64    |

|  MOTORWAY JUNCTIONS | MILES |
|--------------------------------------------------------------------------------------------------------|-------|
| M6                                                                                                     | 2     |
| M61                                                                                                    | 2     |
| M65                                                                                                    | 3     |

|  AIRPORTS | MILES |
|------------------------------------------------------------------------------------------------|-------|
| BLACKPOOL AIRPORT                                                                              | 25    |
| MANCHESTER AIRPORT                                                                             | 36    |
| LIVERPOOL JOHN LENNON AIRPORT                                                                  | 43    |
| LEEDS BRADFORD AIRPORT                                                                         | 55    |

Travel times indicative only.



30 minutes  
drive time

Population 1,278,491

1 hours  
drive time

Population 6,505,540

1.5 hours  
drive time

Population 10,446,710

Disclaimer: Drive times are calculated using a maximum speed of 70 mph. Please note that actual travel times and distances may vary significantly due to factors such as road conditions, time of day, traffic, roadworks, weather, legal restrictions, and other unforeseen circumstances. This estimate is provided for general guidance only and should not be used for precise route planning or scheduling. Travel distances are indicative, taken from Google Maps.

Map and population data: smappen.  
All travel times should be taken as a guide only.  
Population data taken from 2026.

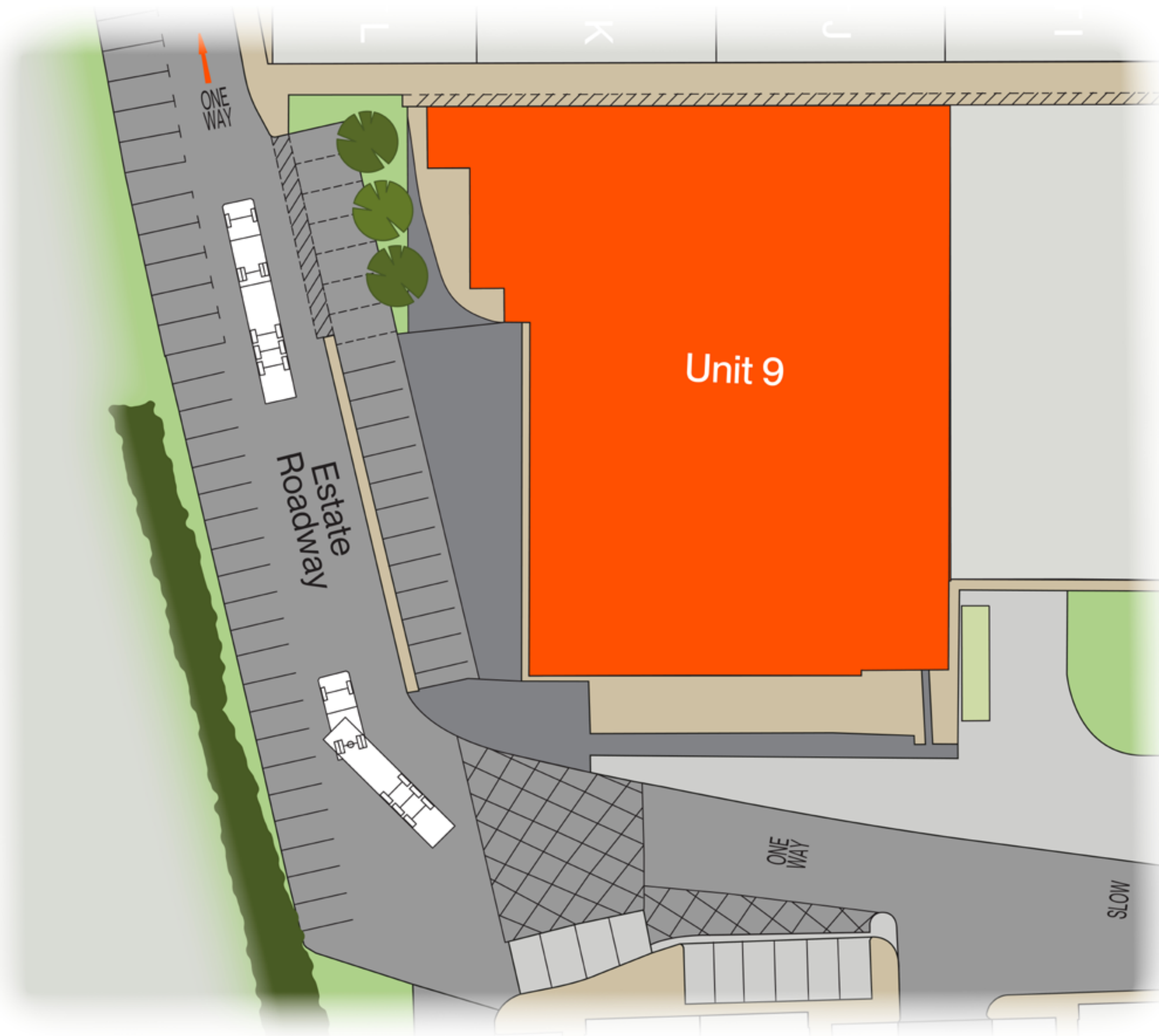
# / Unit plan

|           | Unit 9                    |
|-----------|---------------------------|
| Warehouse | 14,669 sq ft (1,366 sq m) |
| Ancillary | 2,127 sq ft (198 sq m)    |
| Total     | 16,826 sq ft (1,563 sq m) |

Unit plan layout is indicative.



Warehousing that Works.



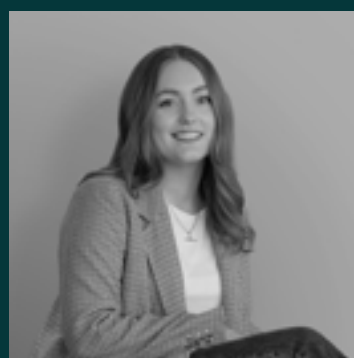


We know that people and the planet are important to you – they're important to us too.

That's why all our new buildings are built to our Indurent Standard and have sustainable features as standard, which will help you reduce operational costs whilst realising your ESG ambitions.

The sustainable nature of our buildings also means they are warm, bright spaces in which to work – which is good news for your employees and the environment.

## Let's talk



**Alice Bolton Gough**  
*Asset Manager*

📞 07309 922 356

✉ [alice.boltongough@indurent.com](mailto:alice.boltongough@indurent.com)



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Alice Bolton Gough

Asset Manager

07309 922 356

alice.boltongough@indurent.com



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