



INDURENT

OLD MILL INDUSTRIAL ESTATE

PREMIUM NEW-BUILD WAREHOUSE UNITS

PR5 6SY

///LOGO.GAINED.TAKEN

UNITS RANGING FROM
3,890 SQ FT TO 30,447 SQ FT
(361 SQ M TO 2,829 SQ M)

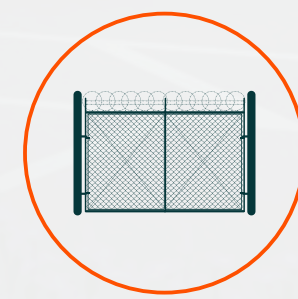
Available from Q4 2026.

Warehousing that Works.

High performance space for your business.

Located south of Preston City centre, Old Mill Industrial Estate boasts excellent access to the M61, M6, M65, Preston City centre and the wider North West transport network.

Old Mill Industrial Estate is a longstanding estate and this development will deliver up to 75,000 sq ft of best-in-class logistics and industrial space across 15 units, designed to BREEAM Very Good and EPC A standards. The modern, energy-efficient units will allow existing customers on the estate to expand and will also attract new occupiers, creating jobs, construction roles and extensive opportunities for local skills development.



Secure Estate.



EV Charging.



24-hour Access.



Parking on site.

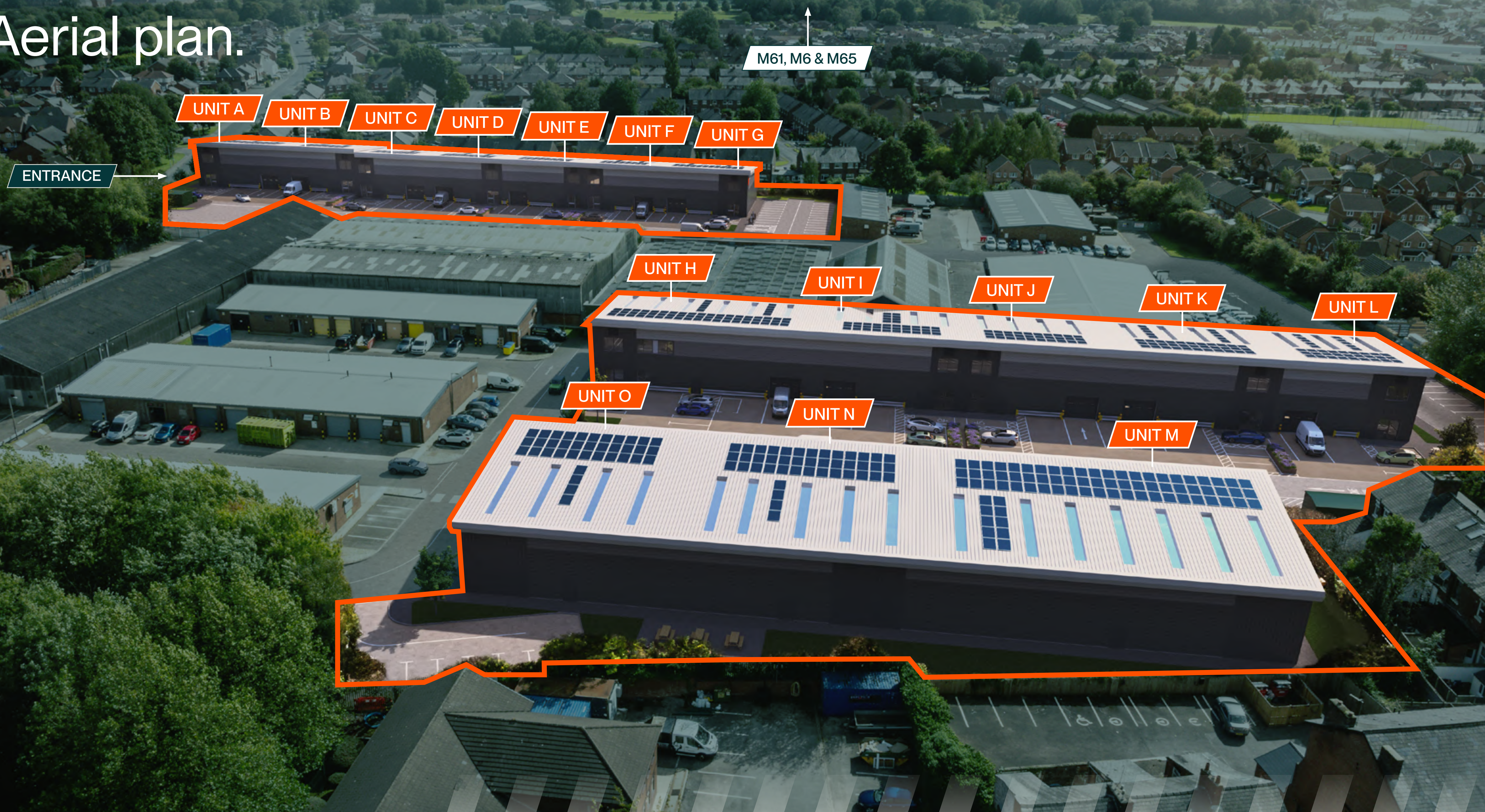


Strategically located next to M61, M6 and M65.



Targeting EPC A.

Aerial plan.



Specification.

Units will be delivered to Indurent's market leading specification:



8M CLEAR INTERNAL HEIGHT.

The height across all units supports efficient operational use.



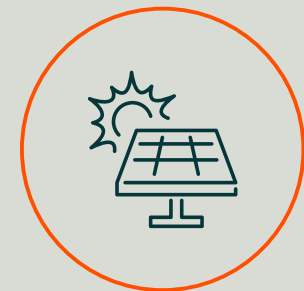
14M YARD DEPTH.

A yard depth of 14m is provided, allowing for loading, unloading and vehicle circulation.



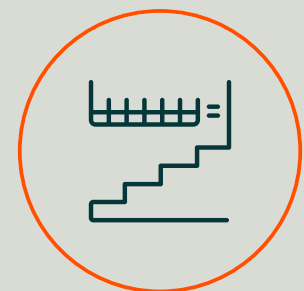
3 PHASE POWER.

Three phase power is available to support a range of operational requirements.



PV PANELS.

PV panels are installed to enhance energy efficiency and support sustainability objectives.



WAREHOUSE MEZZANINE.

An additional upper level provides flexible space for storage or operational use.



ELECTRIC ROLLER.

Electric goods doors are installed to provide efficient access.



Image of previous Indurent development.



10% ROOF LIGHTS.

Roof lights are incorporated across 10% of the roof area, providing natural light to the workspace.



FITTED OFFICES.

Fitted offices are provided, enabling immediate occupation.



KITCHENETTE.

A kitchenette is provided, offering staff practical amenities.

You're well-connected.

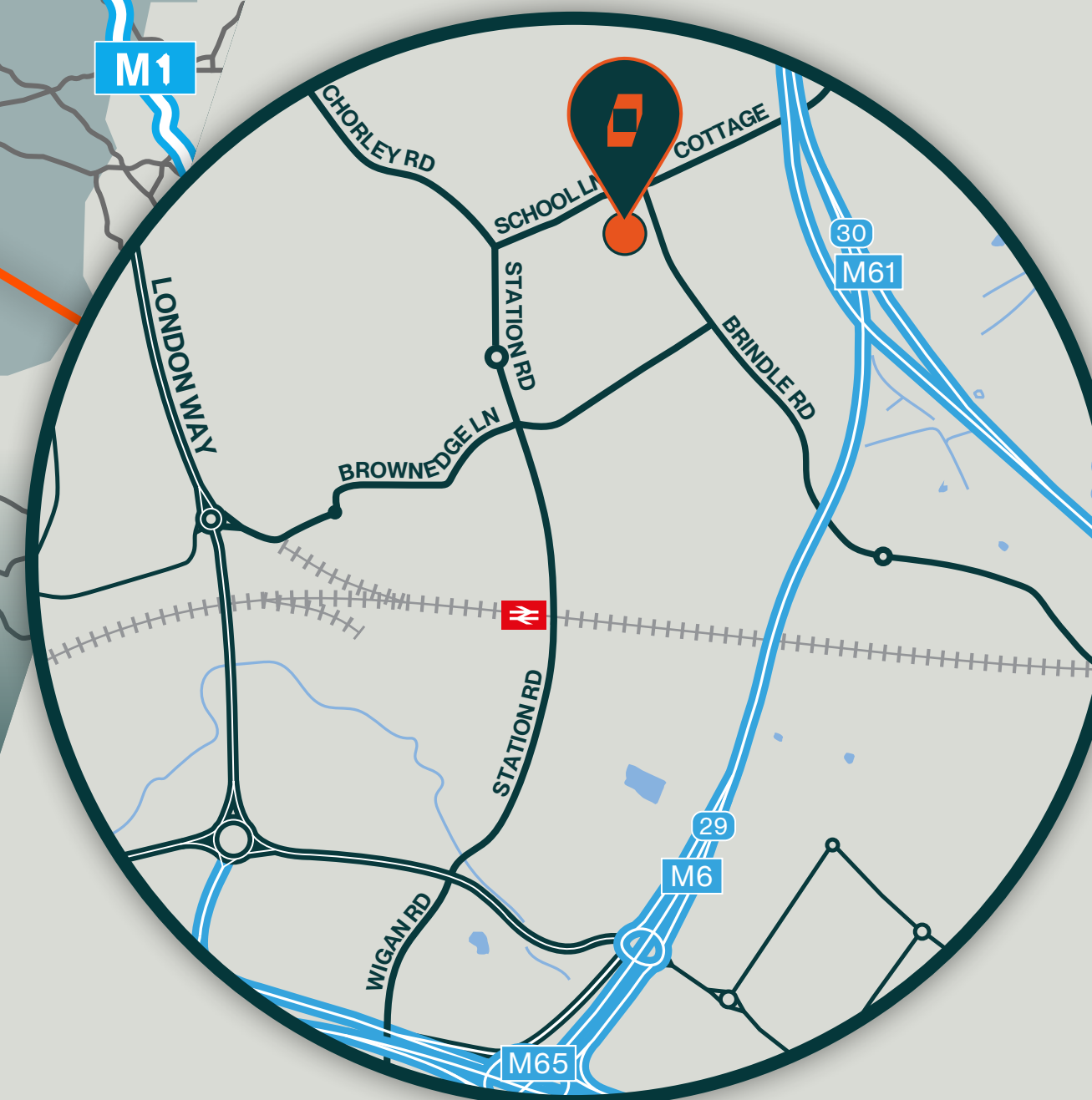


RAIL STATIONS	MILES
BAMBER BRIDGE STATION	1
LOSTOCK HALL STATION	3
LEYLAND STATION	4
PRESTON RAILWAY STATION	5

TOWNS AND 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



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.


Masterplan.



UNIT	TOTAL SIZE
UNIT A	5,217 SQ FT (485 SQ M)
UNIT B	3,890 SQ FT (361 SQ M)
UNIT C	3,890 SQ FT (361 SQ M)
UNIT D	4,251 SQ FT (394 SQ M)
UNIT E	4,492 SQ FT (417 SQ M)
UNIT F	3,890 SQ FT (361 SQ M)
UNIT G	4,814 SQ FT (447 SQ M)
UNIT H	7,420 SQ FT (689 SQ M)
UNIT I	4,824 SQ FT (448 SQ M)
UNIT J	4,677 SQ FT (434 SQ M)
UNIT K	4,968 SQ FT (462 SQ M)
UNIT L	4,056 SQ FT (377 SQ M)
UNIT M	8,272 SQ FT (769 SQ M)
UNIT N	5,793 SQ FT (538 SQ M)
UNIT O	4,573 SQ FT (425 SQ M)

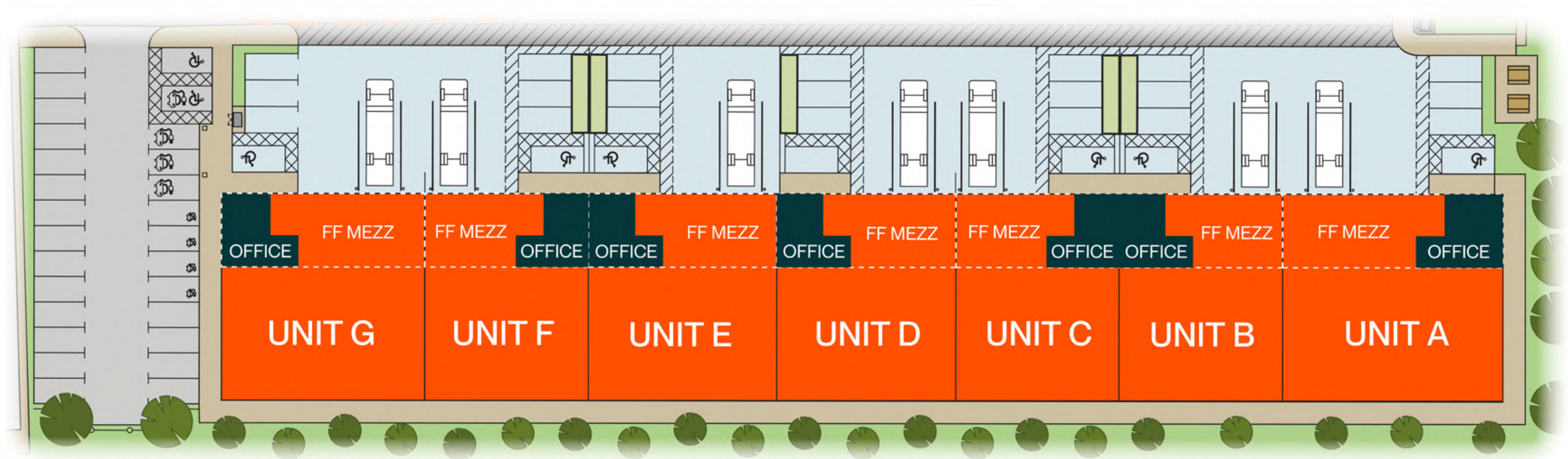


Warehousing that Works.

 One way system
 Masterplan is indicative.

Unit plans A-G.

	UNIT A	UNIT B	UNIT C	UNIT D	UNIT E	UNIT F	UNIT G
WAREHOUSE	3,973 SQ FT	2,987 SQ FT	2,987 SQ FT	3,256 SQ FT	3,434 SQ FT	2,987 SQ FT	3,673 SQ FT
MEZZANINE	1,244 SQ FT	903 SQ FT	903 SQ FT	995 SQ FT	1,058 SQ FT	903 SQ FT	1,141 SQ FT
TOTAL	5,217 SQ FT	3,890 SQ FT	3,890 SQ FT	4,251 SQ FT	4,492 SQ FT	3,890 SQ FT	4,814 SQ FT

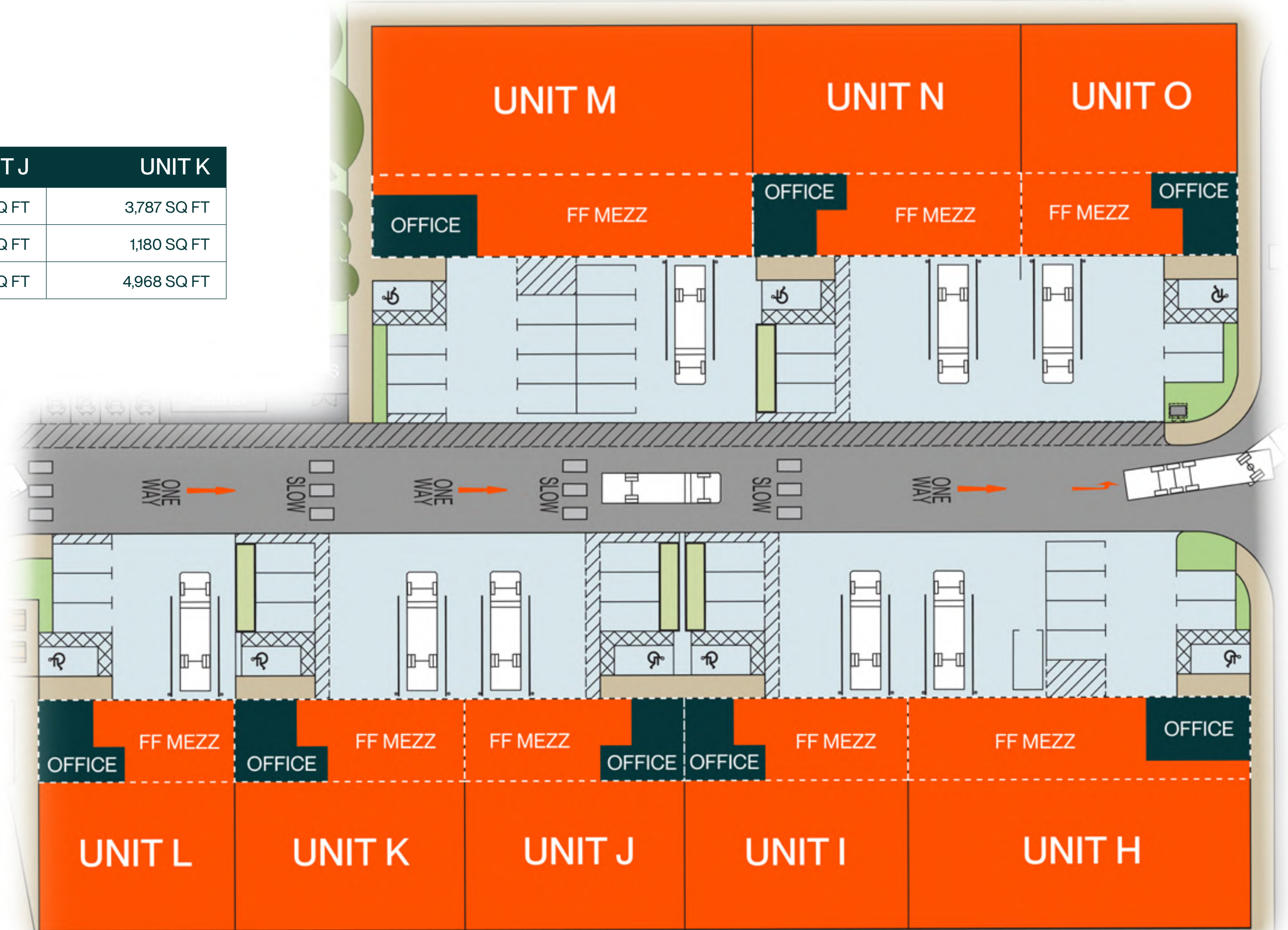


Unit plans H-O.

	UNIT H	UNIT I	UNIT J	UNIT K
WAREHOUSE	5,610 SQ FT	3,681 SQ FT	3,571 SQ FT	3,787 SQ FT
MEZZANINE	1,810 SQ FT	1,143 SQ FT	1,105 SQ FT	1,180 SQ FT
TOTAL	7,420 SQ FT	4,824 SQ FT	4,677 SQ FT	4,968 SQ FT

	UNIT L	UNIT M
WAREHOUSE	3,110 SQ FT	6,243 SQ FT
MEZZANINE	946 SQ FT	2,029 SQ FT
TOTAL	4,056 SQ FT	8,272 SQ FT

	UNIT N	UNIT O
WAREHOUSE	4,400 SQ FT	3,495 SQ FT
MEZZANINE	1,392 SQ FT	1,078 SQ FT
TOTAL	5,793 SQ FT	4,573 SQ FT



Warehousing that Works.

Unit plan is indicative.



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



HARRY MARGOLIS

Development Surveyor

📞 07967 677 701

✉️ harry.margolis@indurent.com



Warehousing that Works.



Indicative image of Indurent development.



HARRY MARGOLIS

Development Surveyor

📞 07967 677 701

✉️ harry.margolis@indurent.com



ALICE BOLTON GOUGH

Asset Manager

📞 07309 922 356

✉️ alice.boltongough@indurent.com



Important Notice: These particulars are provided for guidance only and do not constitute any offer or contract. All descriptions, dimensions and other details are given in good faith but should not be relied upon as statements of fact. Interested parties must satisfy themselves as to their accuracy. No person in the employment of the agent has authority to make or give any representation or warranty in relation to the property. Images and plans are for indicative purposes only. All areas and measurements are approximate. Anti-Money Laundering: The successful purchaser or lessee will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations. May 2026. TBDW 08031-01.