

PRIME RETAIL SPACE TO LET

1,732 sq ft (160 m²)

X2 UNITS
OCCUPIED

SCOSSA **uno**
modern living BESPOKE WINDOWS & DOORS

Roccia Design Centre, Mercedes-Benz House, Queen St, Preston PR1 4HH

25
YEARS
1994-2019

FAMILY • EXCELLENCE • INSPIRATION

ROCCIA

tiles bathrooms kitchens

The Creatively Unique

Stunning Location

A unique opportunity to secure retail space in an extremely busy and high profile location at the junction of Queen Street and London Road. This year alone Queens Street Retail Park has had an increase in car count of 19.1% 2021 (735,679) over the same period in 2019 (617,505).



100,000 unique
visitors per month



Free private parking
incl. electric charging point



Great access
near Preston City Centre outer ring

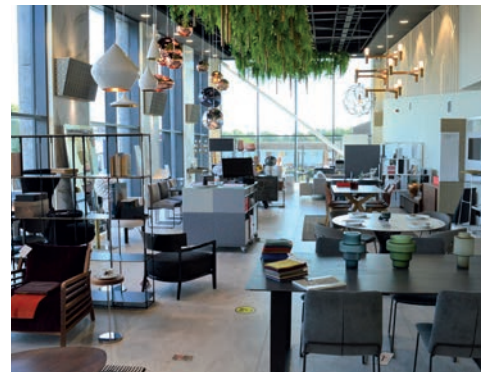


Safe & Secure
24/7 CCTV monitoring



“Every homeowners dream location...we’ve seen huge success since we’ve been at the Roccia Design Centre. Highly recommended location”

Lee & Helen - Co-owners of
Scossa Modern Italian Furniture



Retail Plan

Set within a striking building positioned at the entrance of the Queens Retail Park, this space benefits from an enviable location in the heart of Preston.

Neighbours include Costa Coffee, Smyths Toys Superstores, The Range, Aldi, The Food Warehouse & Fusion Trampoline Parks.

Retail

The Range
Smyths Toys Superstores
Aldi
The Food Warehouse
Villeroy & Boch
Scossa
Internorm by UNO

Leisure

Fusion Trampoline Parks

Cafes

Costa Coffee

Surrounding areas (2 mile radius)

TK Maxx	Stuart Frazer Kitchens
Fab Sofas	Homesense
Furniture Village	Dunelm
Kutchenhaus	Tapi Carpets



Preston is the heart of Lancashire. This modern and vibrant city is located close to Liverpool and Manchester, with a population of over 140,000.

*Preston has been voted the 12th best place to live and work in the whole of the UK.**

*Source: Sarah Beeny, Channel 4 program "UK's best place to live"

To Let

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Prime Opportunity

Lease

Lease details on application.

Rent

Only £23sq/ft or £40,000 per year

Planning

The property benefits from an existing Class A1 & A3 planning consent, copies of which can be provided to interested parties.

EPC

The EPC is available on request.

Specification

The unit will give you freedom to design & install to your specification.

Restrictions

Sale of alcohol, tobacco or vape products.

Viewings

Any inspections can be made via prior appointment with the Roccia Design Centre management.



Great Accessibility

The central location of Queens Retail Park ensures that however people make their commute, it is accessible to all.

Its location at the heart of the UK motorway network makes it easily accessible for those traveling by car, with great connections with the local bus and train stations. Located at one of the main entry points of Preston City (A59 & A6) and the M65 motorway.



5 minute walk

from the city centre



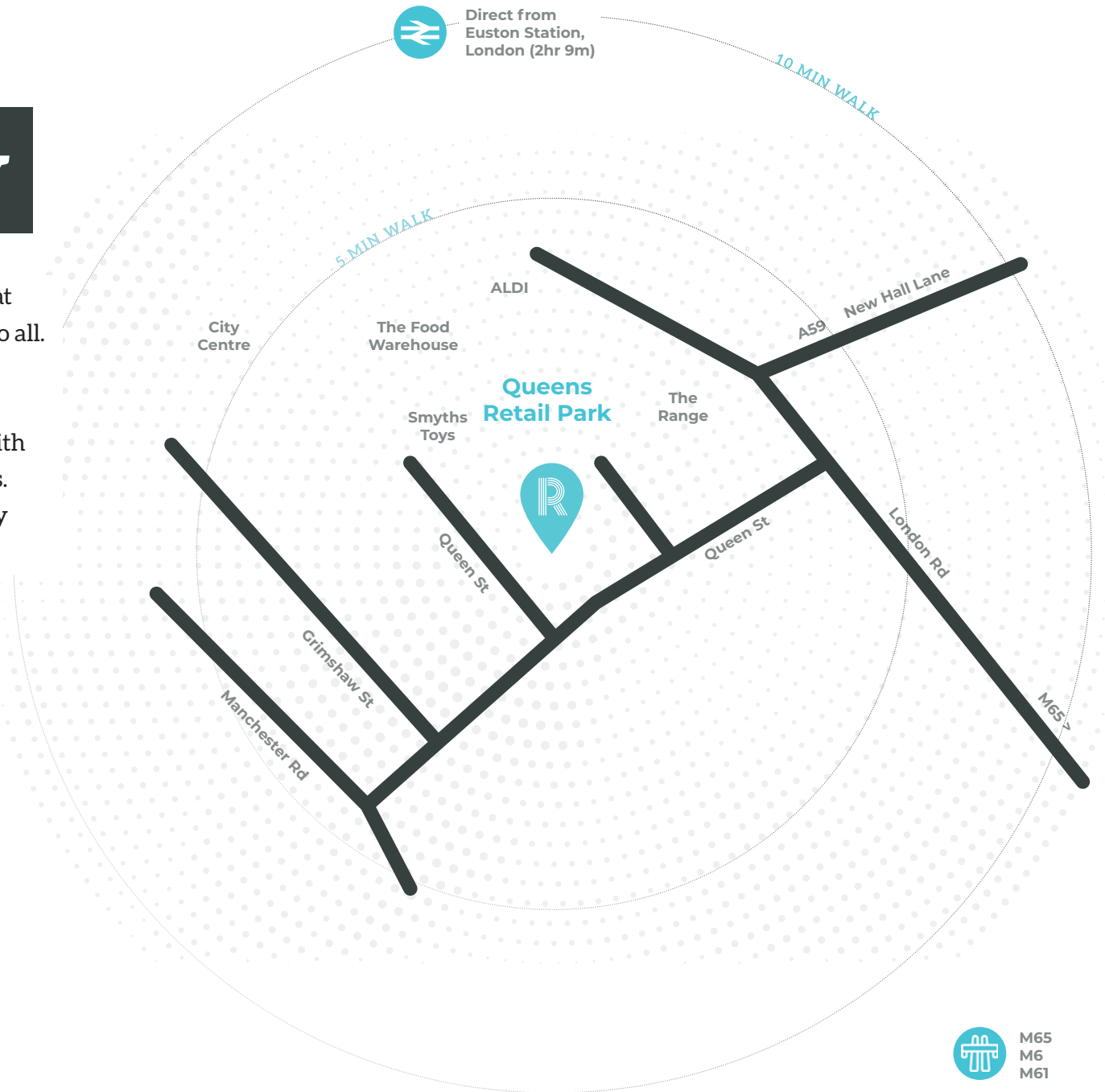
10 minute walk

from Preston Train Station



Motorway Links

M65, M6, M55, M61



M65
M6
M61

Get in touch

For further enquiries, please contact:

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