



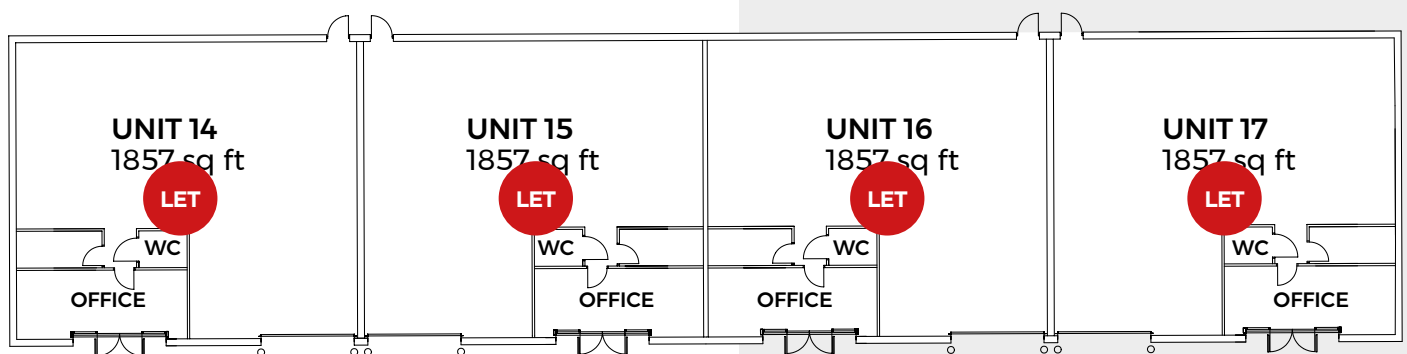
**LOCATION**

In a convenient and accessible location in North East Lancashire's beautiful Ribble Valley and just off junction 8 of the M65, connecting directly with the M6. The site is only 45 minutes north of Manchester city centre.



SatNav:  
Blackburn Road, Simonstone, BB12 8UE

**FLOOR PLANS**



**GROUND FLOOR**

The last remaining units are 1,857 sq/ft, single-storey and purpose-built for commercial use. It is part of a 13 unit development on a 2.75 acre site close to the M65.

Mainline rail services are available from Preston which is only 30 minutes away and connects to London Euston in just 2 hours 10 minutes.

Free parking is available directly in front of each unit.

**PRICE LIST**

UNIT	SIZE SQ/FT	RENTAL (£ Per Month)+vat
Unit 14	1,857	LET
Unit 15	1,857	LET
Unit 16	1,857	LET
Unit 17	1,857	LET

All prices are +VAT

For more information contact our sales team on **07376 720 420** email [info@supashed.com](mailto:info@supashed.com) or visit us online at [www.supashed.com](http://www.supashed.com)