

Centurion Way, Preston, **PR25 3GR**

Unit F1

Leyland Business Park



**Industrial Warehouse Unit
with Offices and Large Secure Yard
7,126 sq ft (662 SQ M) TO LET**



Description

Leyland Business Park is located off Centurion Way, Leyland, Chorley, Bamber Bridge and South Preston are all within a 5 mile radius of the park. Both junctions 28 & 29 of the M6 are within 2 miles, with the M61/M65 interchange also a short distance away, providing easy access throughout the North West and National motorway networks.

Leyland Business Park is a fully secure site benefitting from 24 hour, barrier controlled security, 7 days a week.



Specification

Unit F1 is a modern single-storey warehouse / industrial unit of steel portal frame construction, with brick and clad elevations beneath a profile steel clad roof incorporating translucent roof lights.

The unit benefits from the below specification;



EPC Rated C



Steel Frame



Minimum Eaves Height 3.8m



Integral Offices



Roof Lights



Roller Shutter Door



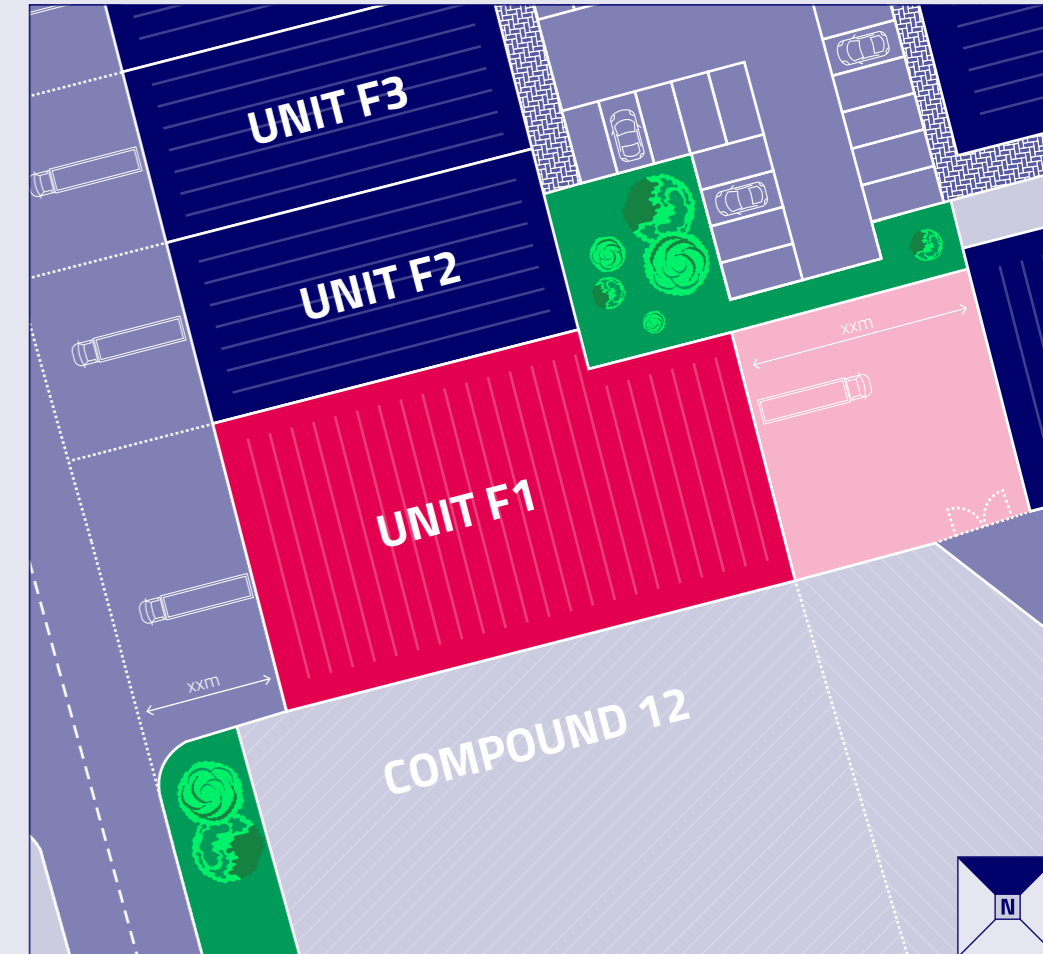
Secure Yard



Single Storey

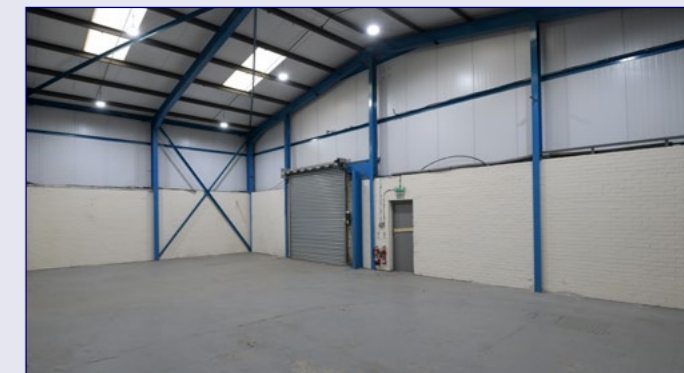


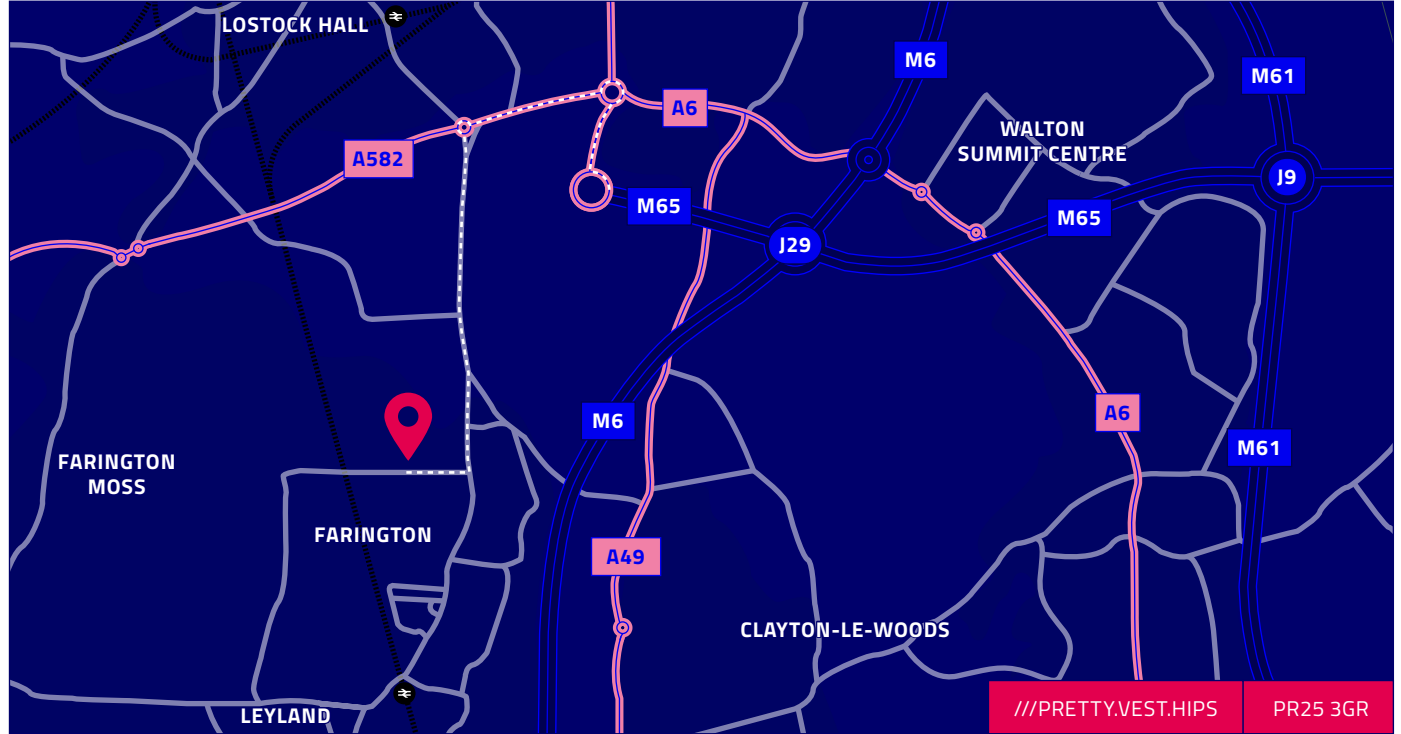
Close Proximity to the M6



Accommodation

| Unit F1 | Sq Ft GIA | Sq m GIA |
|--------------|---------------|------------|
| Warehouse | 7,126 | 662 |
| Storage Yard | 3,074 | 286 |
| Total | 10,200 | 948 |





Location

Leyland is in the South Ribble area of Lancashire, south of Preston with a population of approximately 40,435 persons (2020 Census). The Town is situated 5 miles (8km) south of Preston, 35 miles (56km) north west of Manchester, 40 miles (64km) north east of Liverpool, 11 miles (18km) east of Blackburn and 13 miles (21km) north of Wigan. Leyland attracts occupiers due to its excellent road communications. The subject property is 1 mile (1.6km) from Junction 29 of the M6, which also forms the intersection of the M6 and M65 motorway (J1), and 3 miles (4.8km) from Junction 9 of the M61 with direct access via the M65. It therefore offers excellent access to the North West conurbation and beyond.

Demographics



11,340 work in Manufacturing & Construction



4,104 process plant and machine operatives



1,171,339 within the county of Lancashire

ROBERT PINKUS & CO
 01772 769000
 www.pinkus.co.uk

Danny Pinkus
 07971 200 015
 danny@pinkus.co.uk

CUSHMAN & WAKEFIELD
 0161 235 8998
 cushmanwakefield.co.uk

Laurence Davies
 07385 410 942
 laurence.davies@cushwake.com