

**West Moss Lane, Lytham St. Annes, FY8 4NH**

**£1,204**

**Introducing a Brand-New Industrial Estate Perfect for Your Business Needs**

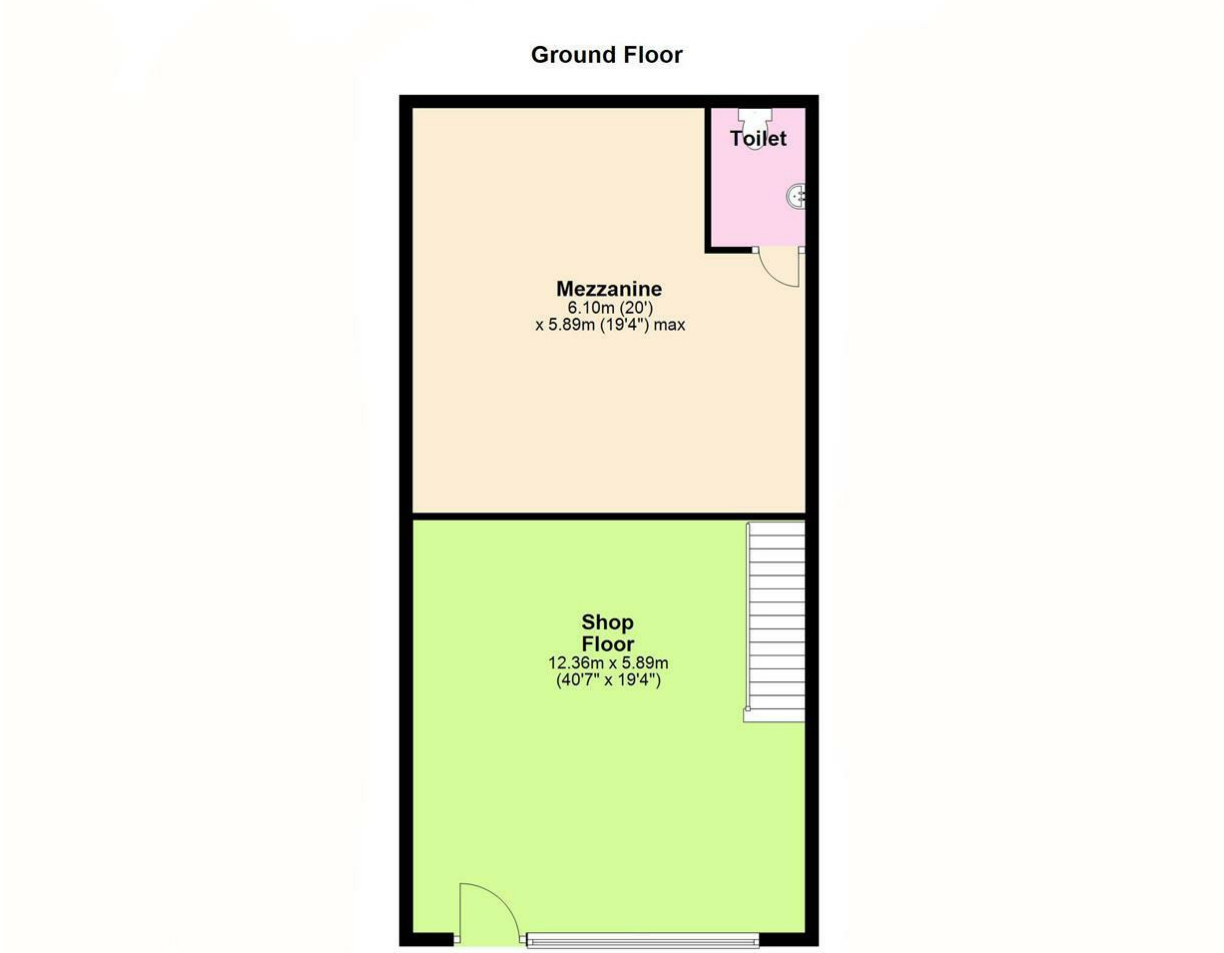
This modern estate offers 40 newly constructed units in a variety of sizes and layouts. Positioned in a prime location, the estate enjoys excellent connectivity, just a 7-minute drive from central Lytham and only 6 minutes from Junction 4 of the M55. With many units already reserved, it's an opportunity not to be missed.

Units range in size from 670 to 1,320 sq ft, with larger configurations available to meet the specific needs of your business. Some units also feature mezzanine floors, offering additional flexible space for storage or office use. Each unit is ready for customization to your exact business requirements, allowing you to create the ideal setup. Built to the highest standards, the estate provides plenty of parking directly in front of each unit for convenience.

Security is a priority, with the site featuring a monitored CCTV system, secure fencing, and security gate, offering peace of mind for your business operations. The estate also offers easy vehicle access in a professionally managed, secure environment, making it an excellent choice for both established enterprises and growing businesses.

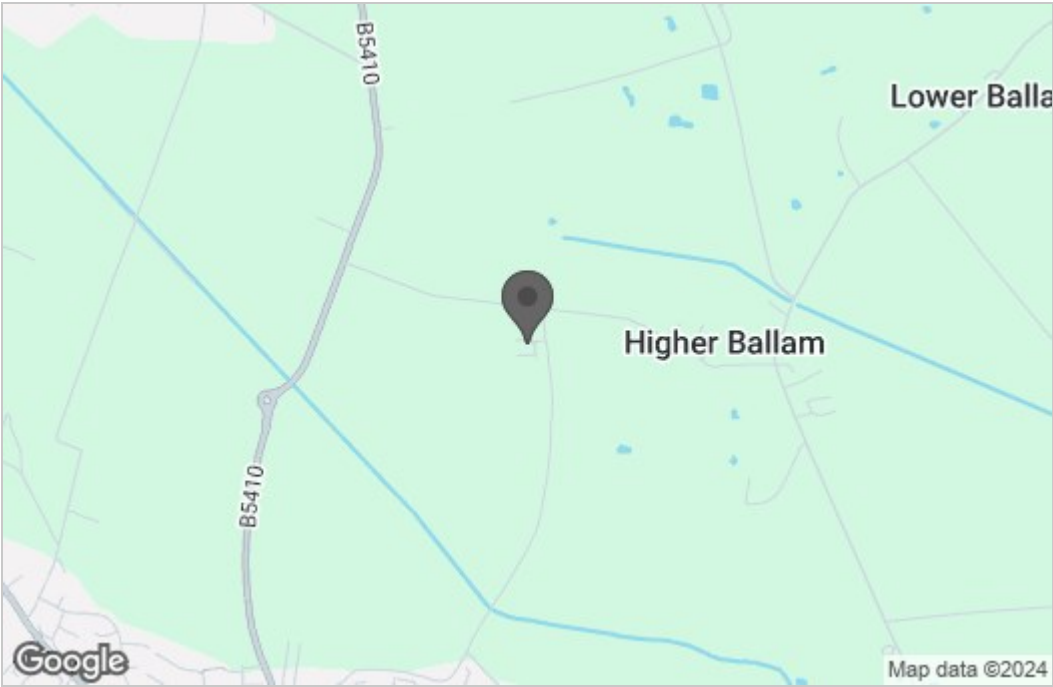
Key features include proximity to major transport routes, flexible unit configurations, mezzanine floors in select units, customizable spaces, ample parking at the front of each unit, and comprehensive site security. If you have any questions or would like to arrange a viewing, please get in touch.

Floor Plan

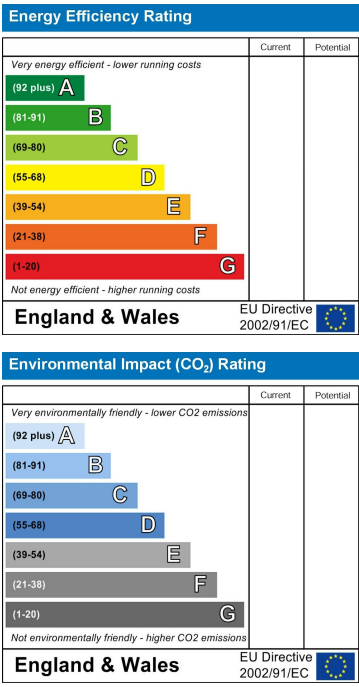


Approximately 1170sqft inc Mezzanine

Area Map



Energy Efficiency Graph



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