

To Let



# Brand New Steel Portal Frame Industrial Unit with Yard

6,790 SQ FT (630.79 SQ M)

📍 UNIT 87, BISON PLACE, MOSS SIDE INDUSTRIAL ESTATE, LEYLAND, PR26 7QR

# TW

Turner Westwell  
Commercial Agents

## KEY FEATURES

- Newly constructed steel portal frame industrial unit
- Located upon the well established Moss Side Industrial Estate
- High specification unit
- Excellent links to J28 and J29 of the M6 Motorway
- Adjacent to the proposed new Titan Business Park
- 10% roof lights
- Power floated concrete floor finish
- 3-phase electricity
- Ideal manufacturing or storage and distribution facility
- 6 metre eaves
- LED suspended lighting
- Shutters x 2 (4m wide & 4.9m high)
- £60,000 per annum exclusive



## LOCATION

The subject property is located on the well established Moss Side Industrial Estate, adjacent to the former Millbrook's Leyland Test Facility and the proposed new Titan Business Park development.

The property itself is strategically located on Bison Place, accessed off Titan Way. The property benefits from convenient links to the local and regional conurbations, including the M6 Motorway at Junction 28 and Junction 29 and in-turn, the National Motorway Network.

## DESCRIPTION

Comprising a brand new, end of terraced, high specification steel portal frame constructed industrial unit.

The accommodation is open plan and benefits from 6 metre eaves, LED lighting, 15% roof lights, power floated concrete floor finish and high bay loading doors to both the front and rear of the unit.

There is ample space for the construction of a single stores or mezzanine office content.

Externally, there is yard access to the front of the unit and a further large yard area to the left hand side. **See below plan showing proposed new access and self-contained yard.**

## SPECIFICATION

- 6 metre eaves
- LED suspended lighting
- 15% roof lights
- Power floated concrete floor
- 3-phase electricity
- Shutters x 2 (4m wide & 4.9m high)
- Yard area to front and side of unit

## ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Gross Internal Areas:

Description/Floor	Sq M	Sq Ft
Unit 87 Bison Place	630.79	6,790

## LEASE TERMS

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed.

## RENTAL

£60,000 per annum, exclusive.

## VAT

VAT is applicable at the prevailing rate.

## SERVICES

The mains services connected to the property include water supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

The electricity is sub-metered and will be invoiced separately by the Landlord.

## SERVICE CHARGE

To be confirmed.

## LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.

## EPC

An EPC has been commissioned and a copy of the full Report is available on request.

## VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

**Daniel Westwell** | Joint Managing Director

BSc (HONS), MRICS | RICS Registered Valuer

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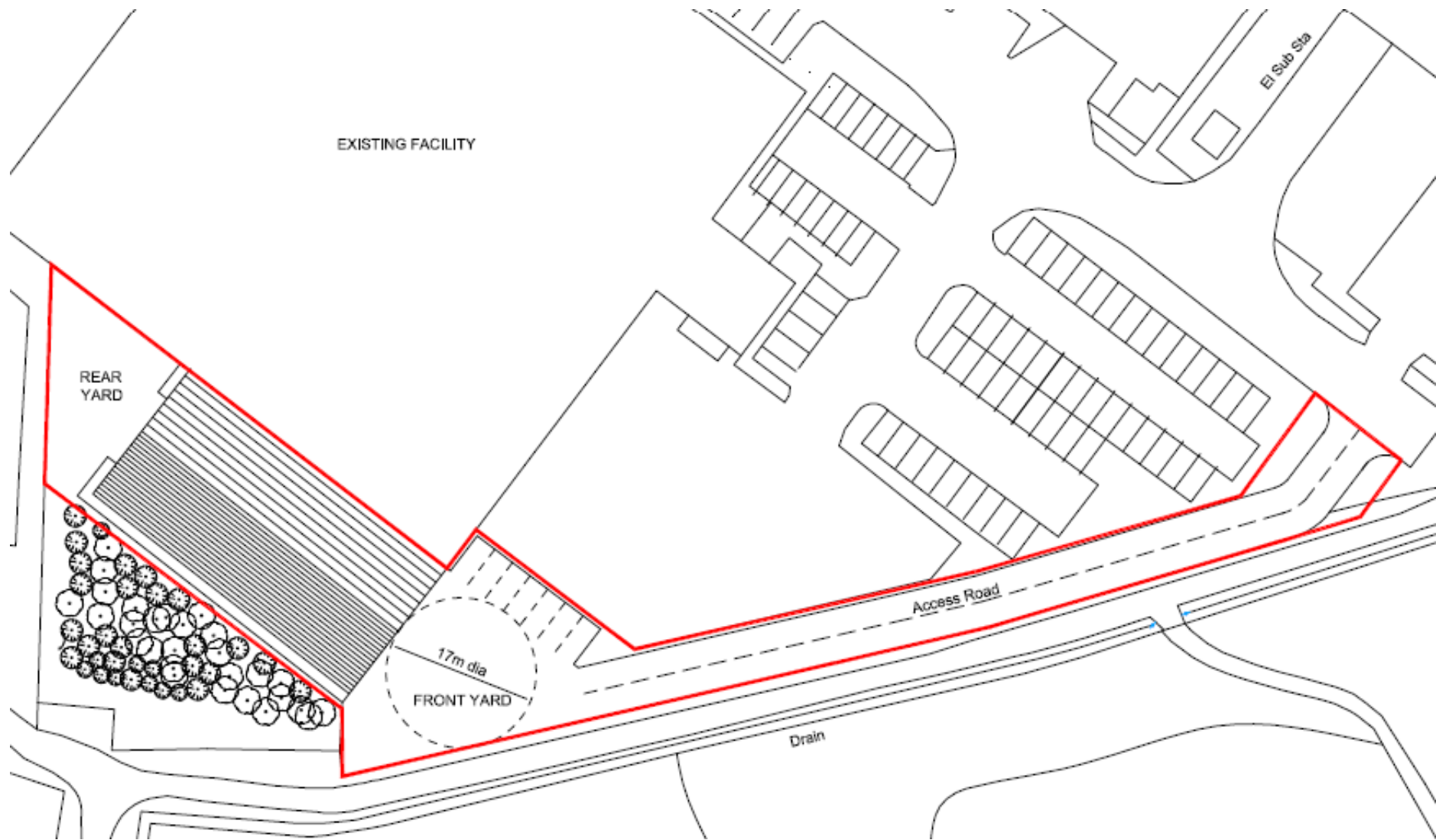
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**\*proposed new access and self-contained yard**