



Leyland Business Park



Leyland Business Park
Centurion Way
Leyland
Lancashire
PR25 3GR

TO LET

Warehouse, Industrial, Offices & Open Storage

- 24 HOUR MANNED SECURITY ON A FULLY SECURE SITE
- EXCELLENT ACCESS TO M6, M65 & M61
- WIDE RANGE OF ACCOMMODATION AVAILABLE
- FLEXIBLE TERMS

www.leylandbusinesspark.co.uk

Leyland Business Park

LOCATION

Leyland Business Park is one of the North West's premier business locations offering a variety of office, industrial and warehouse accommodation together with open storage compounds. The site is centrally located in Leyland and provides easy access to both Junctions 28 & 29 of the M6, Junction 9 of the M61 and J1 of the M65. Situated in a prominent location fronting Canturton Way in Leyland, the site offers excellent access to neighboring towns, Preston and Chorley. Local amenities are available in Leyland town centre.

DESCRIPTION

Modern industrial / warehouse buildings and offices are available incorporating good loading and car parking facilities. The accommodation has been extensively refurbished including new insulated roofs and loading doors; further alterations can be undertaken to suit specific occupiers needs.

ACCOMMODATION

Up to date availability schedules are enclosed.

TERMS

The premises are available by way of new full repairing and insuring leases, subject to agreement of rents and other costs. Incentives are available by negotiation.

SERVICE CHARGE

A service charge will be levied to cover the cost of security, maintenance and management of communal areas.

SECURITY

The site is fully secured and benefits from a single, 24 hour manned gated access.

SERVICES

All mains services are connected to the site including gas and three phase electricity. High-Speed Broadband is available.

BUSINESS RATES

Rateable values and rates payable in respect of individual buildings are available on request.

VAT

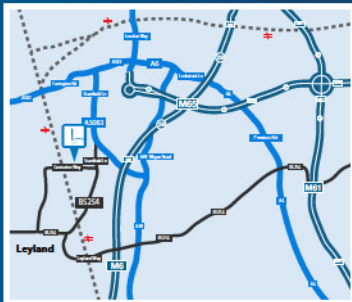
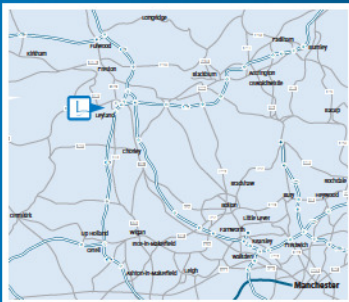
All terms quoted are exclusive of VAT which will be levied at the prevailing rate.

EPC

See availability schedules enclosed.

LEGAL FEES

Each party to be responsible for their own legal costs in connection with the transaction. Swift occupancy can be provided by an in house short form occupancy agreement.



Current occupiers include



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