



UNIT 91

CLYDESDALE PLACE

MOSS SIDE INDUSTRIAL ESTATE
LEYLAND, PR26 7QS

TO LET
SELF-CONTAINED
WAREHOUSE

70,041 SQ FT
(6,507 SQ M)



3 LEVEL ACCESS
LOADING DOORS



MINIMUM
4.5M
EAVES



C.40 CAR
PARKING
SPACES



LARGE
YARD

91

LEYLAND TRUCKS

AMAZON

VICTORIA PLUMBING

LANCASHIRE BUSINESS PARK

FLENSBURG WAY

91

B5253 SCHLEWIG WAY

Dr. Oetker UK

CLYDESDALE PLACE



LOCATION



Excellent location, 1.5 miles from Junction 28 of M6 Motorway and 3 miles from M65/M61 interchange.

The property is positioned in an established industrial and logistics location with a rich history of manufacturing and production. Prominent nearby occupiers include Amazon, Victorian Plumbing, Dr Oetker and Leyland Trucks.

91

 **SAT NAV: PR26 7QS**



4 MILES
TO PRESTON



1.5 MILES
TO LEYLAND TRAIN STATION



2 MILES
TO J28 OF THE M6



3 MILES
TO J1 OF THE M65



22 MILES
TO LIVERPOOL



25 MILES
TO MANCHESTER

MOSS SIDE INDUSTRIAL ESTATE LEYLAND, PR26 7QS



DESCRIPTION

The unit offers 70,041 sq ft of high-quality warehousing, Storage & distribution space in a strategic location within Moss Side Industrial Estate.



3 LEVEL ACCESS
LOADING DOORS



MINIMUM
4.5M
EAVES



C.40 CAR
PARKING
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LARGE
YARD



The unit is well suited to a variety of occupiers. It benefits from two storey office accommodation, and warehouse and workshop space with 3 electrically operated level access loading doors. Externally, the building features a large yard with approximately 40 separate parking spaces to the front and additional external storage space.



ACCOMMODATION

The property provides the following approximate Gross Internal areas:-

Area	Sq Ft	Sq M
Warehouse	62,668	5,822
Canteen / Amenity	2,228	207
Ground Floor Offices	2,669	248
1st Floor Offices	2,476	230
Total	70,041	6,507



UNIT91 MOSS SIDE
CLYDESDALE PLACE INDUSTRIAL ESTATE
LEYLAND, PR26 7QS





TERMS

The unit is available To Let for a term of years to be agreed.

RATEABLE VALUE

Any interested party is advised to contact the local authority for information on business rates.

EPC

A full EPC is available upon request.

VIEWINGS / FURTHER INFORMATION

To arrange a viewing or for further information, please contact the letting agents.

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VAT

Vat will be payable on any transaction.

LEGAL COSTS

Each party will be responsible for any legal costs incurred.

AML

In order to comply with anti-money laundering legislation, the successful purchaser will be required to provide certain identification documents.

