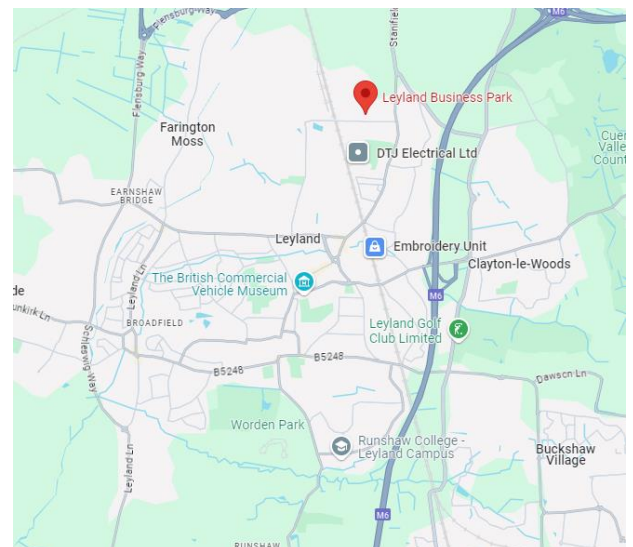




Warehouse + Yard 7,126 sqft (662 sqm)

Property Highlights

- Steel Portal Frame Construction
- Single loading door
- 3.8m eaves / 5.9m Apex
- Office accommodation
- Two yards to the front and rear
- 24/7 site security



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Location

The Property is located on Leyland Business Park, off Centurion Way in Leyland.

The main conurbations of Chorley, Bamber Bridge and Preston are within close distance of the site. J28 & 29 of the M6 and the intersection of the M61/M65 within 2 miles, providing quick and easy access across the North West motorway network.

Transport	Distance
Leyland	1 mile
Preston	5.7 miles
Chorley	6.4 miles
J29 M6	1.1 miles

Source: Google Maps

Description

The unit is a modern, single storey, end terrace Industrial unit of steel portal frame construction beneath a profile steel clad roof with translucent roof lights.

The unit benefits from eaves of 3.8m to 5.9m at the apex, concrete flooring, offices, kitchen and a single roller shutter door.

The unit also benefits from both a front yard and also fully secure rear yard.

Accommodation

Unit	Sqft	Sqm
Unit	7,126	662.02
Yard	3,074	285.58

Terms

The unit is available by way of a new lease on terms to be agreed.

Rent

£8.50 psf (£60,571 per annum)

Rateable Value

£27,500. Estimated rates payable: £13,500. Interested parties should enquire with the Local Authority for further information.

Service Charge

£4,388.44 per annum + Insurance apportion of £2,450.

EPC

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