

**5 YEAR LEASE
PACKAGES AVAILABLE**



Lancashire Business Park

BUILDING 3.2 AVAILABLE TO LET



**LAST WAREHOUSE AVAILABLE -
MAY SPLIT 84,000 SQ.FT - 168,000SQ.FT**



TO LET

Lancashire Business Park, Centurion Way, Leyland PR26 6TZ

www.lancashire.gov.uk/lancsbusinesspark

Lancashire

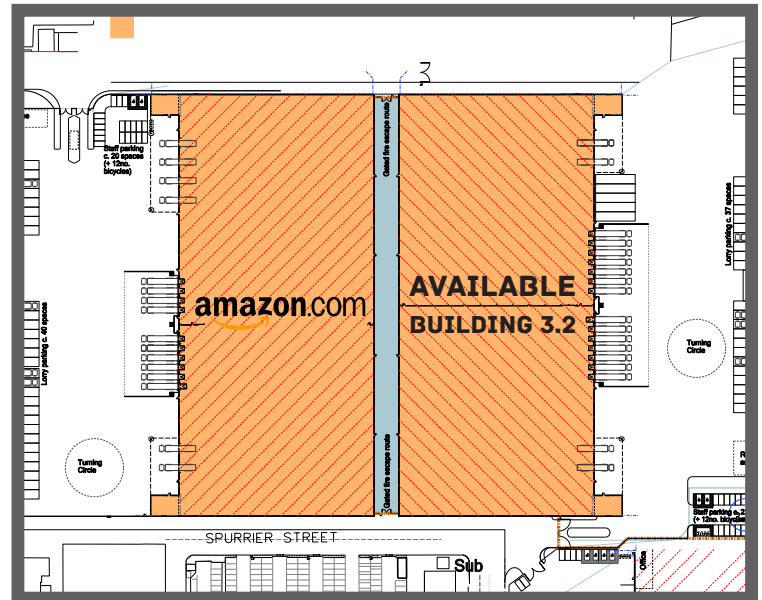
County
Council



GRADE A SPACE GRADE A LOCATION



Lancashire Business Park is one of the North West's premier business locations and the 130 acre complex has recently been extended to include two new modern high bay industrial/logistic units. The estate enjoys a central Lancashire location in Leyland, near Preston, enabling easy access to Manchester or Warrington in 30 minutes. There is a large, flexible, skilled workforce locally with strengths in manufacturing and logistics. Other companies in the area enjoying these benefits include Amazon, Paccar Parts/Leyland Trucks, Parcel Force, Waitrose, Kimberley Clark and Wolseley.



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|-----------------|------------------------|
| Unit 3.2 | 84,000 – 168,000 sq.ft |
|-----------------|------------------------|

- Immediately available
- The unit can be split to form two 84,000 sq.ft warehouses
- Close proximity to M6 (J29), M65 and M61 motorways
- 12m to underside of haunch
- Dock level and drive in access doors
- High bay lighting and fully sprinklered
- 70m deep service yards
- Potential rail connectivity available
- Large adjoining hard standing areas available by separate negotiations



FOR FURTHER INFORMATION

please contact the joint agents:

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