

GRADE A SPACE GRADE A LOCATION



Lancashire Business Park is one of the North West's premier business locations offering a variety of office, workshop and industrial workspaces.

The established business estate is one of the largest single ownership parks of its kind in the North West and enjoys a well deserved reputation in the local area for being an exceptionally managed estate offering a wide range of facilities. The estate was originally the home of Leyland Motors as a truck and bus manufacturing plant and so has long standing links with industry. More recently the 130 acre complex has benefited from a substantial investment in buildings and infrastructure to create a modern high quality business environment. It has recently been extended with the provision of two new modern high bay industrial/logistic units, capable of subdivision if required.

The estate boasts a central Lancashire location in Leyland, near Preston, with easy access to the M6, M65 and M61 motorways which enables you to be in Preston in 10 minutes and Manchester or Warrington in 30 minutes.

As one of our tenants, you could enjoy the advantages of a great location and facilities onsite including:

- A 24/7 secure environment, with CCTV cameras, manned security lodge and barrier controlled entry system outside of normal office hours.
- A fully controlled, high quality working environment, with well maintained landscaping, access roads and utilities.
- Comprehensive facilities management provided including reception and mail facility.
- Free parking and ample loading areas for deliveries.
- Meeting rooms available
- Strategically located two miles from M6/M61/M65 intersection
- Access to a range of business support initiatives
- Large flexible local labour pool



Lancashire Business Park,
Centurion Way, Leyland PR26 6TZ



Lancashire Business Park is conveniently located just 2 miles from Junction 29 of the M6. It provides high quality and flexible business accommodation. If you are looking for space to grow or relocate your business or for premises to set up a new business, we offer flexible and competitive terms.

We can offer business tenants work spaces ranging from offices of 120 sq ft to 7,000 sq ft (11 - 650sq m) and industrial units from 5,000 sq ft to 168,000 sq ft (464 - 15,000 sq m).

We offer managed workspaces to let on flexible and competitive terms. Incentives and flexible leases can be negotiated.

Our business tenants can also take advantage of first rate facilities on the estate including:

- Reception & mail facilities
- Free unrestricted parking for staff and visitors
- Meeting Rooms available on short term bookings
- 24 hour security
- Business Community feel with tenants ranging from small consultancy to large manufacturing
- Out helpful accommodating team including receptionist, site manager and surveyors who will do everything they can to assist tenants

For availability or to view:

Please contact:

The Estate Office on 01772 622108

lcdl.lbp@lancashire.gov.uk

Lancashire Business Park forms part of a growing portfolio of prestigious and flexible business accommodation across the county owned and managed by Lancashire County Development Ltd., the economic arm of Lancashire County Council.

