



**FOR SALE / TO LET**  
BRAND NEW WAREHOUSE / BUSINESS UNITS  
FROM **750** TO **40,000 SQ FT**

TITAN WAY > LEYLAND > PR26 7TZ

ENTER >



## OVERVIEW

The Development will comprise a series of **brand new business units** to serve the local and regional market, constructed within a wider, mixed-use site, within the **extremely popular Moss Side Employment area**. The units will provide a range of sizes from small nursery units up to **40,000 Sq Ft**.





PROPOSED RESIDENTIAL  
DEVELOPMENT



The site is part of the former Leyland Test Track which is being developed for a mixture of business and residential uses.

The area is home to a large number of local & national occupiers.

#### LOCAL OCCUPIERS

- 1 TNT Depot
- 2 APC Overnight
- 3 PJ Fork Trucks
- 4 Whittle Flooring Company
- 5 HPH Transport
- 6 Crossfit Leyland
- 7 Mi Vehicle Integration
- 8 Naylors Transport
- 9 Avacab
- 10 Norlec Sheet Metal

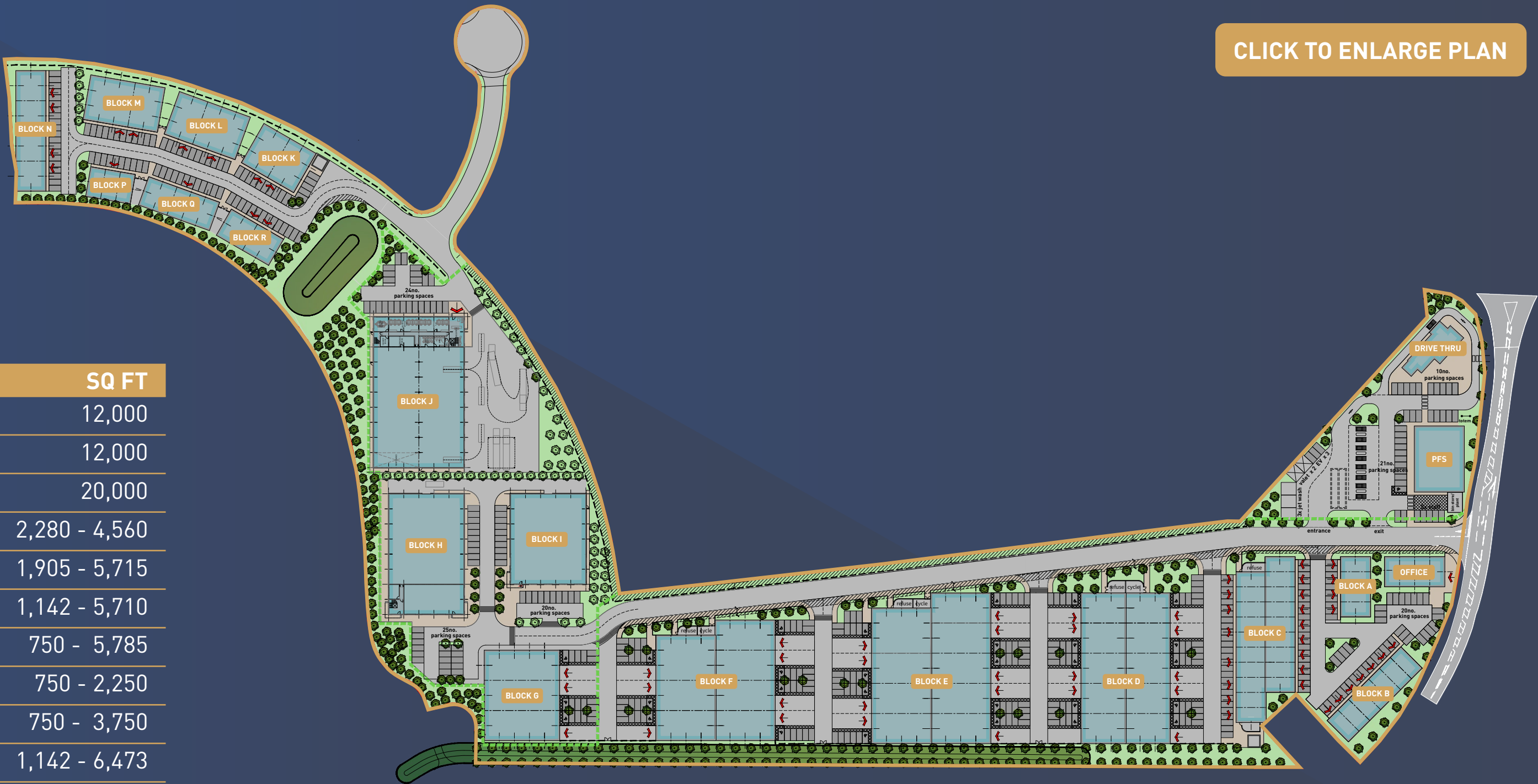


# ACCOMMODATION

The accommodation will be constructed to a high standard offering a range of units to suit all requirements.

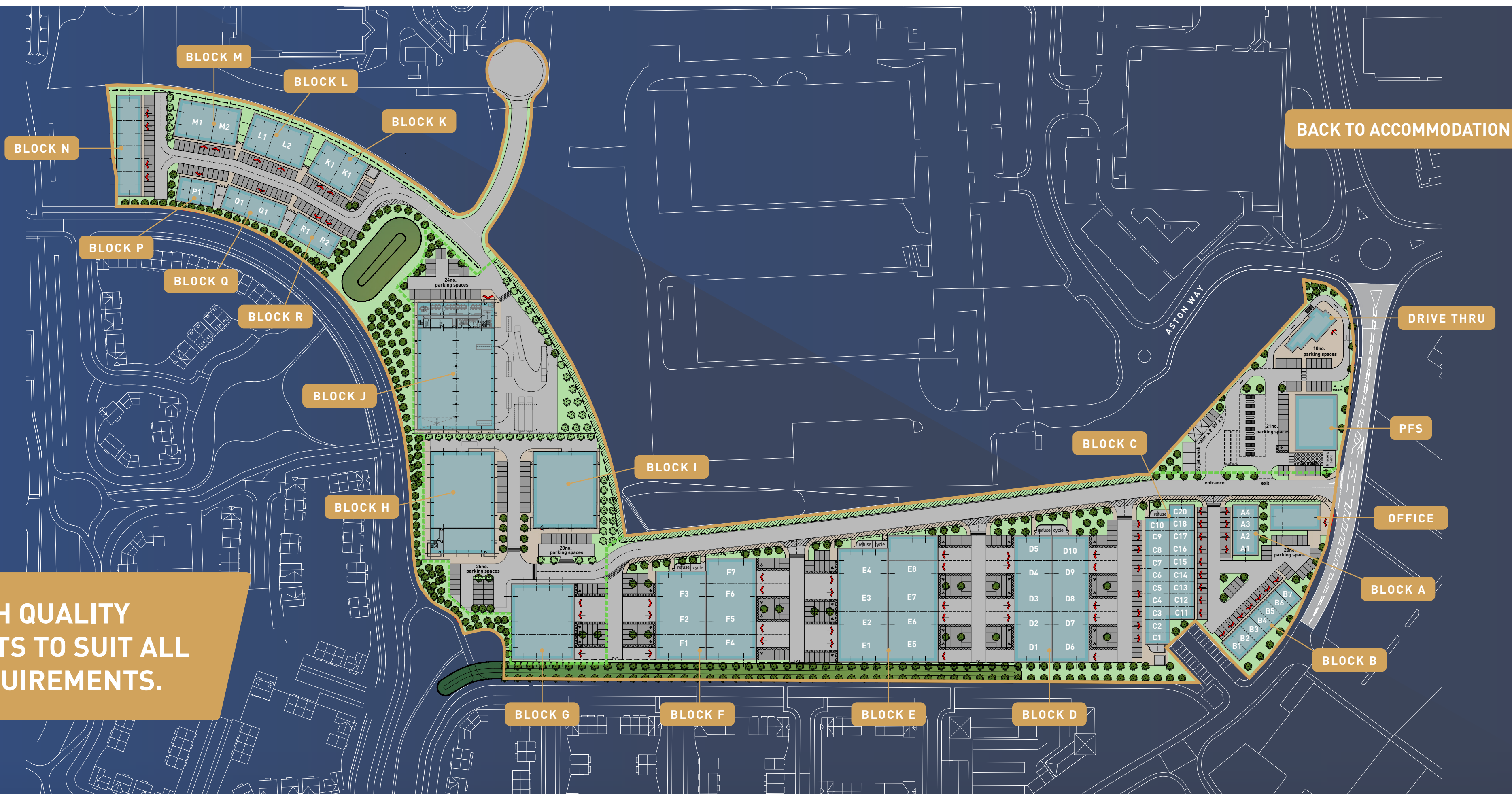
Units will vary from 750 sq ft to 40,000 sq ft and can be combined as required.

| UNIT       | SQ FT          | UNIT    | SQ FT         |
|------------|----------------|---------|---------------|
| Drive Thru | 2,500          | BLOCK H | 12,000        |
| PFS        | 4,000          | BLOCK I | 12,000        |
| OFFICE     | 9,000          | BLOCK J | 20,000        |
| BLOCK A    | 750 - 3,000    | BLOCK K | 2,280 - 4,560 |
| BLOCK B    | 750 - 5,250    | BLOCK L | 1,905 - 5,715 |
| BLOCK C    | 750 - 12,750   | BLOCK M | 1,142 - 5,710 |
| BLOCK D    | 2,300 - 23,000 | BLOCK N | 750 - 5,785   |
| BLOCK E    | 2,350 - 23,250 | BLOCK P | 750 - 2,250   |
| BLOCK F    | 2,350 - 18,100 | BLOCK Q | 750 - 3,750   |
| BLOCK G    | 3,875 - 11,625 | BLOCK R | 1,142 - 6,473 |



CLICK TO ENLARGE PLAN

HIGH QUALITY  
UNITS TO SUIT ALL  
REQUIREMENTS.



[BACK TO ACCOMMODATION](#)

[DRIVE THRU](#)

[PFS](#)

[OFFICE](#)

[BLOCK A](#)

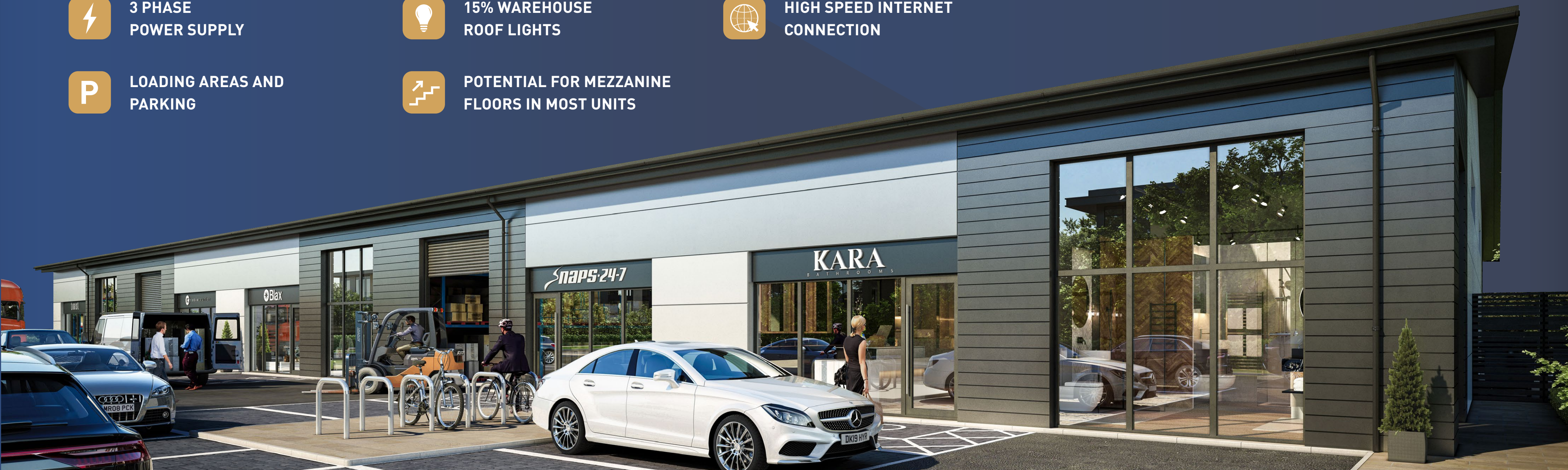
[BLOCK B](#)



## SPECIFICATION

Units to be constructed to a high quality including the following specification:

- |   |                                   |   |   |   |                                   |   |                              |
|---|-----------------------------------|---|---|---|-----------------------------------|---|------------------------------|
|    | UP TO 8M MINIMUM<br>EAVES HEIGHTS |    | FULL HEIGHT SECTIONAL<br>LOADING DOORS          |  | CCTV                              |  | KITCHEN AND<br>WC FACILITIES |
|    | 3 PHASE<br>POWER SUPPLY           |    | 15% WAREHOUSE<br>ROOF LIGHTS                    |  | HIGH SPEED INTERNET<br>CONNECTION |   |                              |
|  | LOADING AREAS AND<br>PARKING      |  | POTENTIAL FOR MEZZANINE<br>FLOORS IN MOST UNITS |   |                                   |   |                              |

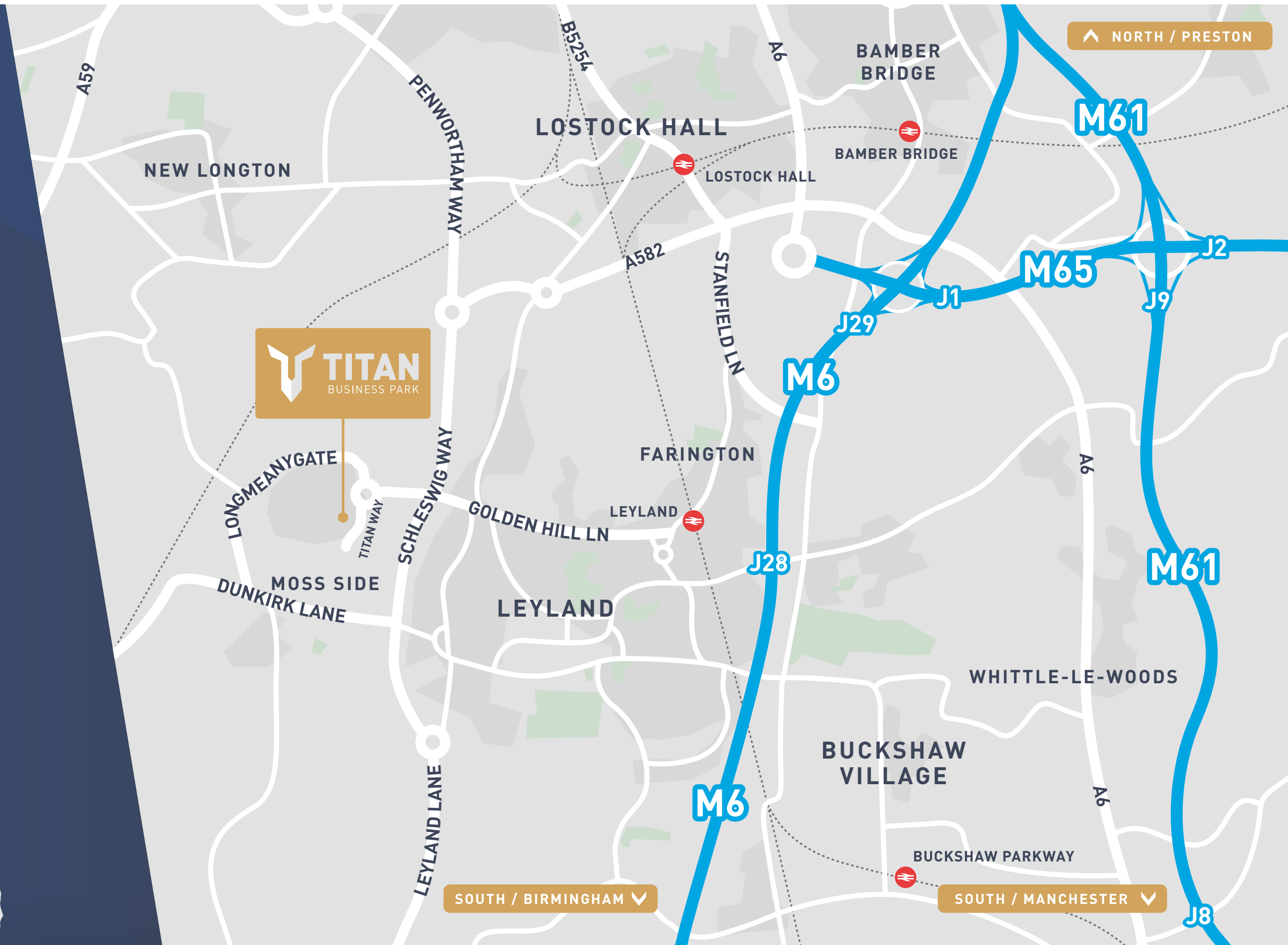




## LOCATION

The estate is excellently located with easy access to the local and regional conurbations including the M6 motorway at J28 & J29 which in turn offers access to the M65, M61 & M55.

POPULAR BUSINESS LOCATION & HOME TO A LARGE RANGE OF LOCAL & NATIONAL OCCUPIERS.



## RATES

Potential occupiers should satisfy themselves by contacting the Rates Department at Preston City Council.

## SERVICE CHARGE

A service charge will be applicable for maintaining the common parts of the development.

Further information will be available upon request.

## VAT

VAT will be payable on all transactions at the applicable rate.

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. November 2021. RB&Co 0161 833 0555. [www.richardbarber.co.uk](http://www.richardbarber.co.uk)

## EPC

Energy performance certificates will be available upon request on completion.

## RENT / PRICING

For further information please contact the joint agents.

## TERMS

Units will be available To Let for a term of years to be agreed.

Alternatively units will be available For Sale, for further information please contact the joint agents.

## FURTHER INFORMATION

For further information please contact the joint agents;

### Danny Pinkus

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### Dan Hodge

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