

# Compound 8

## Leyland Business Park



**Compound Site**

**32,330 SQ FT GIA (3,004 SQ M) TO LET**



## Description

Leyland Business Park is located off Centurion Way, Leyland, Chorley, Bamber Bridge and South Preston are all within a 5 mile radius of the park. Both junctions 28 & 29 of the M6 are within 2 miles, with the M61/M65 interchange also a short distance away, providing easy access throughout the North West and National motorway networks.

Leyland Business Park is a fully secure site benefitting from 24 hour, barrier controlled security, 7 days a week.



# Specification

The site benefits from the below specification;



Concrete Hard Standing



Palisade Fencing



Secure Site



Flood Lighting Around the Perimeter



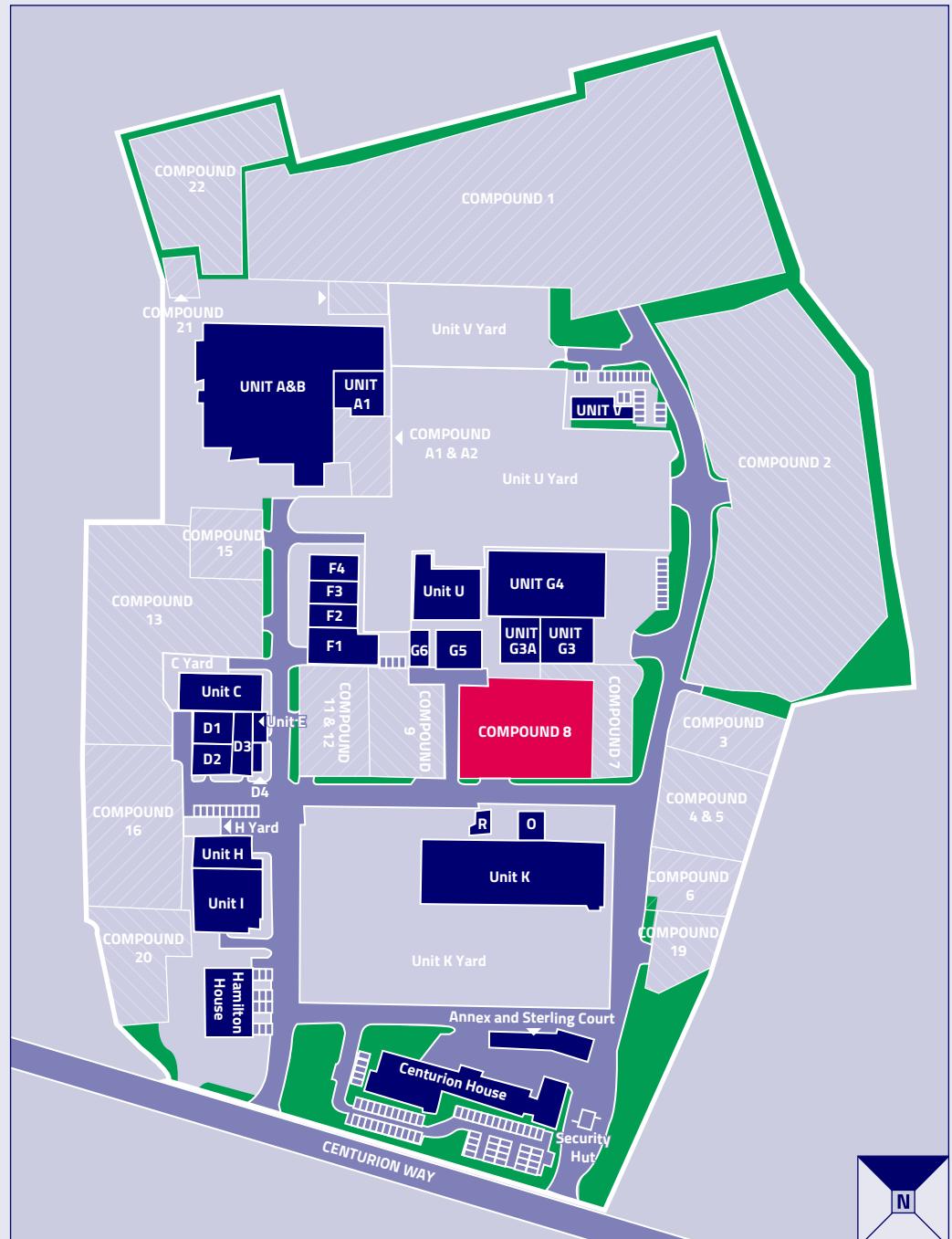
Power Connection to Site

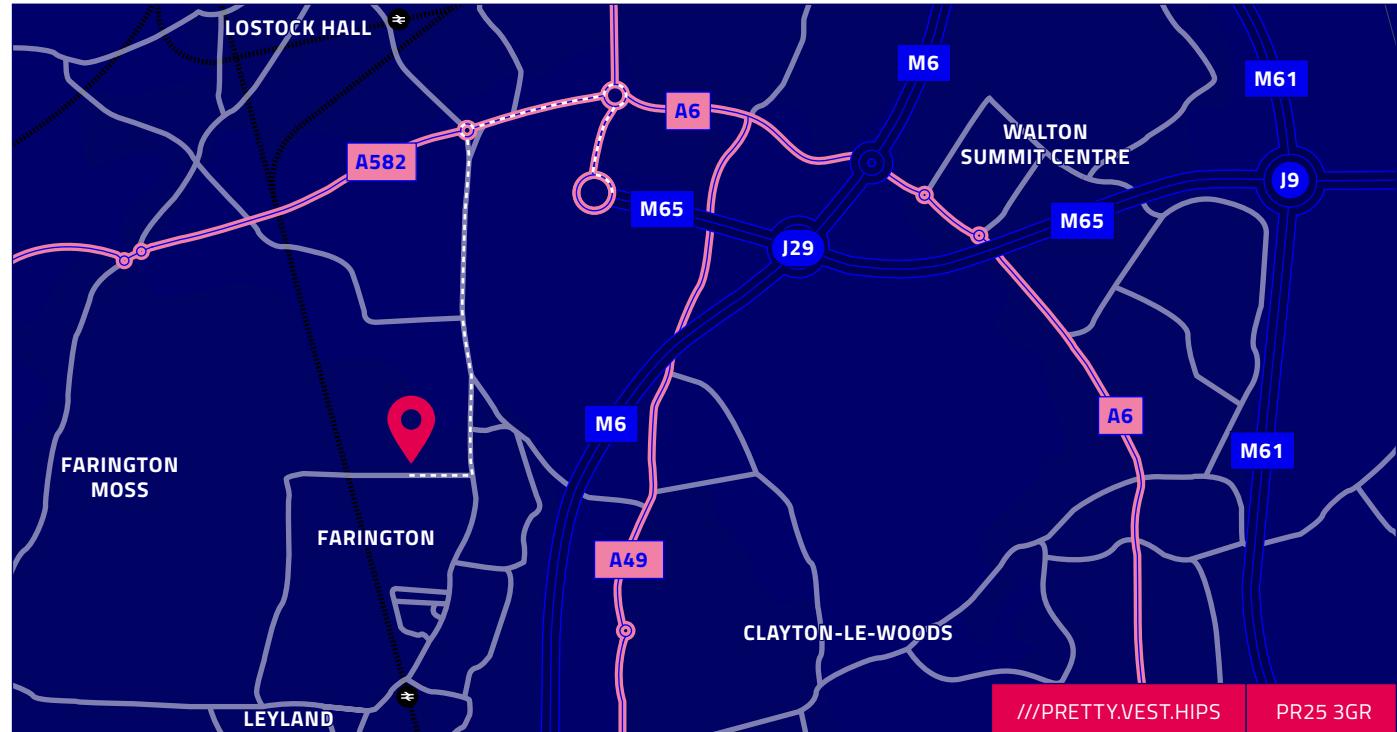


Close Proximity to the M6

# Accommodation

Compound	Area
Sq Ft GIA	32,330
Sq M GIA	3,004
Acres	0.74





## Location

Leyland is in the South Ribble area of Lancashire, south of Preston with a population of approximately 40,435 persons (2020 Census). The Town is situated 5 miles (8km) south of Preston, 35 miles (56km) north west of Manchester, 40 miles (64km) north east of Liverpool, 11 miles (18km) east of Blackburn and 13 miles (21km) north of Wigan. Leyland attracts occupiers due to its excellent road communications. The subject property is 1 mile (1.6km) from Junction 29 of the M6, which also forms the intersection of the M6 and M65 motorway (J1), and 3 miles (4.8km) from Junction 9 of the M61 with direct access via the M65. It therefore offers excellent access to the North West conurbation and beyond.

## Demographics



**11,340** work in  
Manufacturing &  
Construction



**4,104** process  
plant and machine  
operatives



**1,171,339** within  
the county  
of Lancashire