

# Unit F2

## Leyland Business Park



**Industrial Warehouse  
Unit with Office  
3,455 SQ FT (321 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

Unit F2 is a modern single-storey warehouse / industrial unit of steel portal frame construction, with brick and clad elevations beneath a profile steel clad roof incorporating translucent roof lights.

The unit benefits from the below specification;



EPC  
Rated C



Steel  
Frame



Eaves  
Height 4.3m



Integral  
Offices



Roof  
Lights



Roller  
Shutter Door



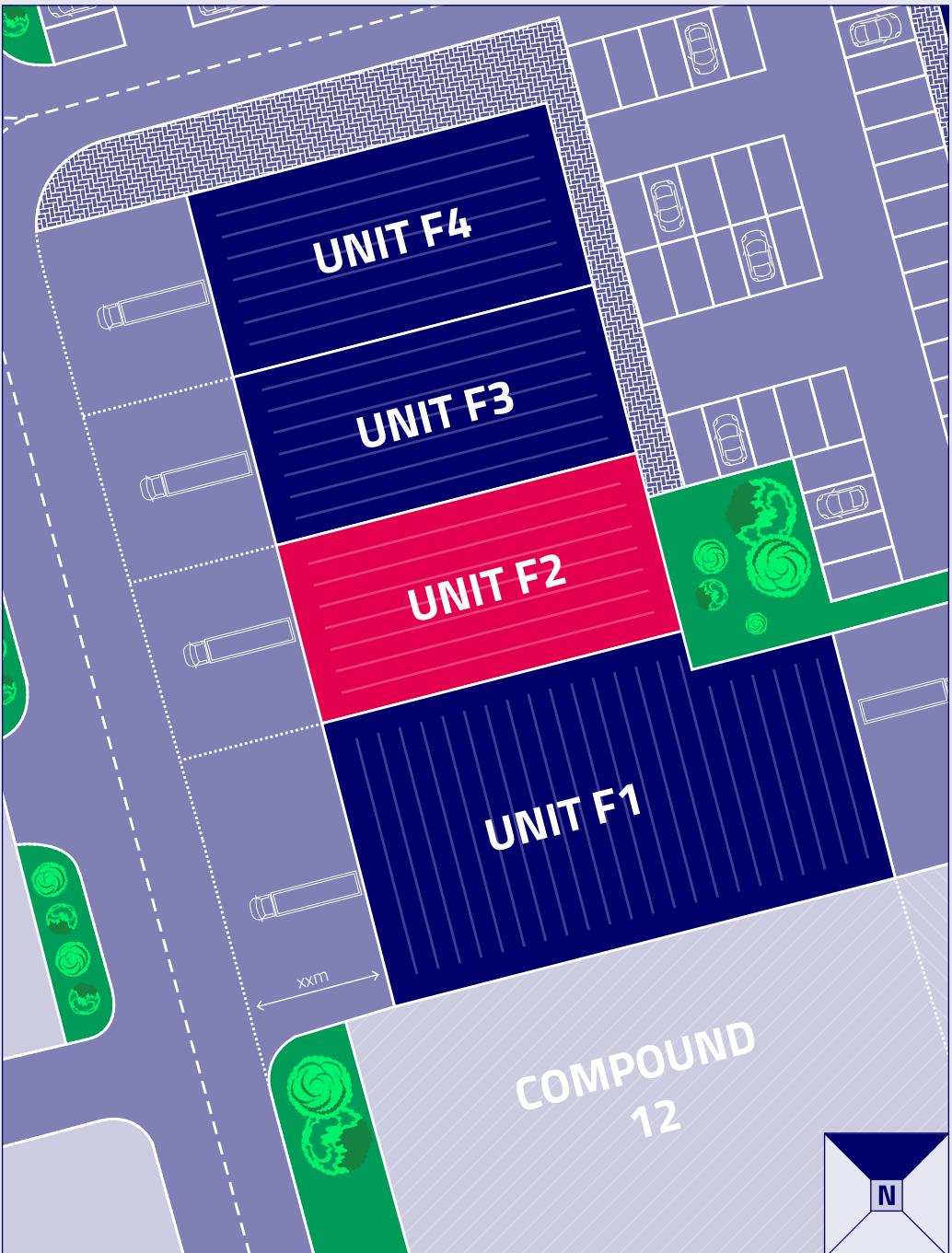
Single  
Storey



Close Proximity  
to the M6

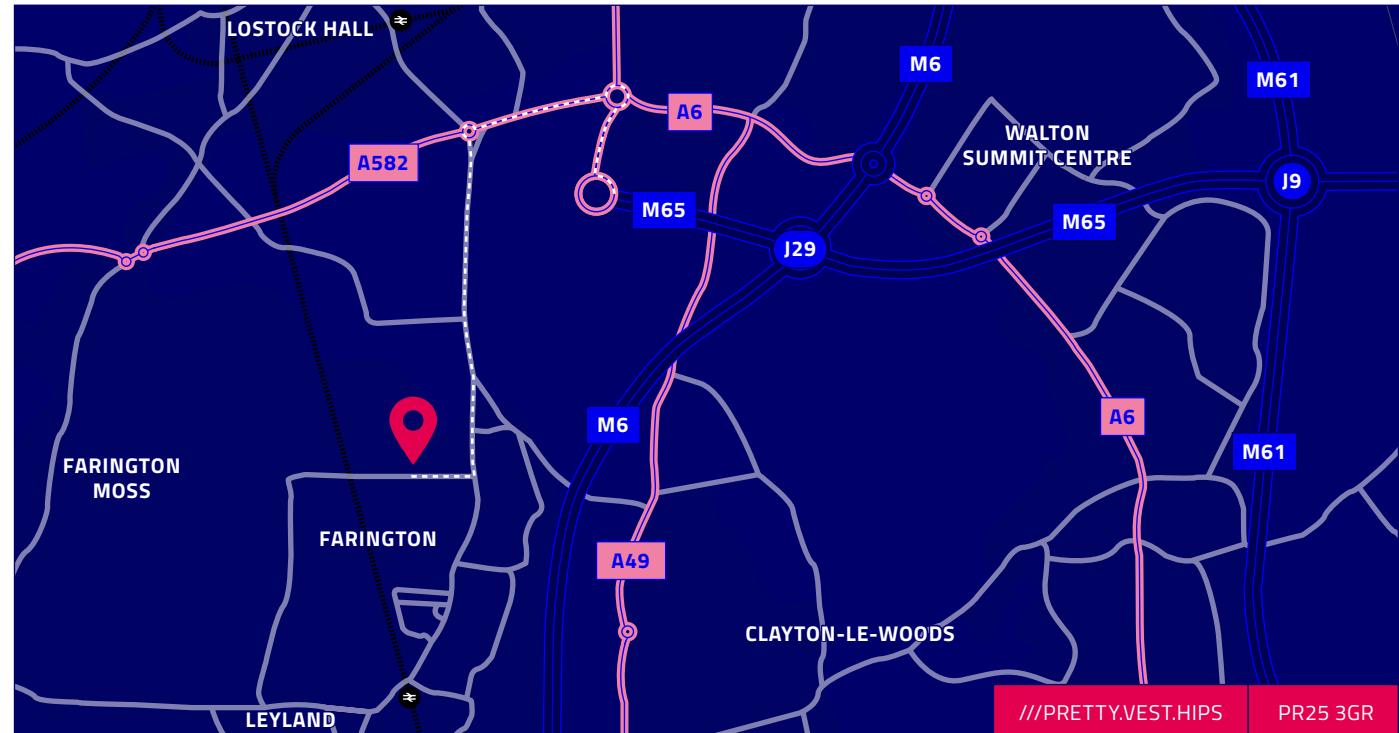


4 Car  
Parking Spaces



# Accommodation

Unit F2	Sq Ft GIA	Sq M GIA
Warehouse and Ancillary	3,269	303.73
Office	185	17.23
<b>Total</b>	<b>3,455</b>	<b>320.96</b>



## 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