

Centurion Way, Preston, **PR25 3GR**

Unit G4

Leyland Business Park



Industrial Warehouse
Unit with Office

22,595 SQ FT (2,099 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 G4 is a semi detached single storey industrial unit with profile metal cladding of steel portal frame construction beneath a profile metal clad roof incorporating translucent roof lights.

The unit benefits from the below specification;



Steel Frame



7.9m Eaves Height



Full Height Level Access Loading Door



Up and Over Level Access Loading Door



30m Yard



10% Roof Lights



29 Car Parking Spaces



Integral Offices

Accommodation

Unit G4	Sq Ft GIA	Sq M GIA
Warehouse and Ancilliary	20,457	1,900.56
Office	2,138	198.59
Total	22,595	2,099.15



