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

Unit G3a
Leyland Business Park



Industrial Warehouse
Unit with Office
5,496 SQ FT (510 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

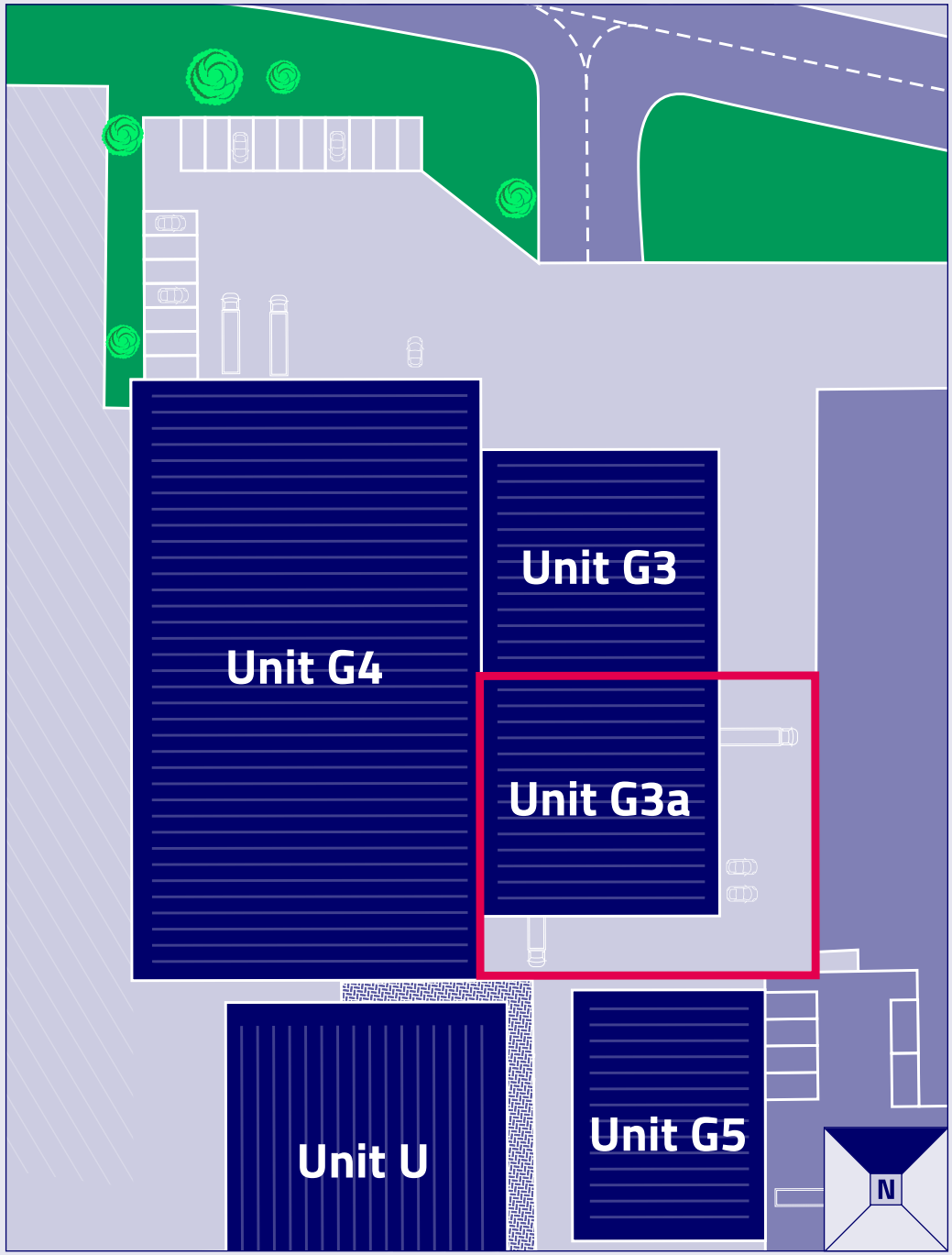
Unit G3a is a semi detached single-storey warehouse / industrial unit of steel portal frame construction, with brick and clad elevations beneath a profile steel clad roof incorporating translucent roof lights.

The unit benefits from the below specification;

- EPC Rated C
- Steel Frame
- Eaves Height 4.5m
- Integral Offices
- Roof Lights
- 2 Roller Shutter Doors
- Gated Yard
- Close Proximity to the M6
- 4 Car Parking Spaces

Accommodation

Unit G3a	Sq Ft GIA	Sq M GIA
Warehouse and Ancillary	5,496	510
Total	**5,496**	**510**

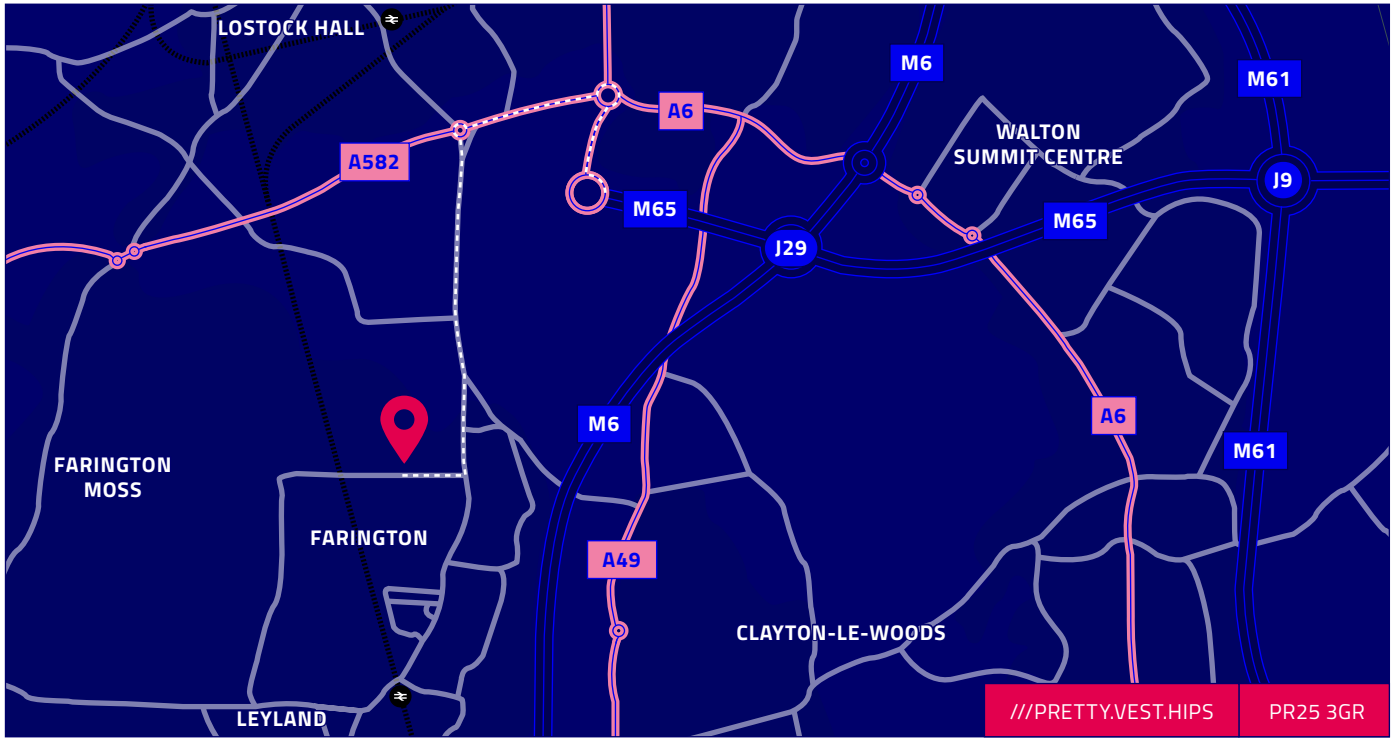


Potential Opportunity

Unit G3a has the potential opportunity to combine with Compound 8 to create a larger, more versatile site with Compound 8 providing 32,330 sq ft (3,004 sq m), offering a substantial combined footprint.







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

north 360 real estate

Matthew Pickles
07717 340 059
matthew@north360re.com

CPP COMMERCIAL PROPERTY PARTNERS 0114 273 8857 www.cppartners.co.uk

Jack Sullivan
07824 442 173
jack@cpp.uk

North360 & CPP for themselves and for the vendors and lessors of this property whose agents they are, give notice that: (1) The particulars are produced in good faith, are set out as a general guide only and do not constitute part of a contract, (2) No person in the employment of The Joint Agents has any authority to make or give any representations or warranty whatsoever in relation to this property, (3) Unless otherwise stated all prices and rents are quoted exclusive of VAT. April 2026. **Designed by Cormackadvertising.com**