

TO LET

68,402 sq. ft Self-Contained Warehouse



Unit 91 Clydesdale Place

Moss Side Industrial Estate, Leyland, PR26 7QS

PROPERTY HIGHLIGHTS

The unit offers 68,402 sqft of high-quality warehousing, Storage & distribution space in a strategic location within Moss Side Industrial Estate

The unit is well suited to a variety of occupiers. It benefits from two storey office accommodation, and warehouse and workshop space with 3 electrically operated level access loading doors. Externally, the building features a large secure yard with approximately 40 separate parking spaces to the front and additional external storage space.



**3 Level
access
Loading
doors**



**4.5m
Eaves**



**c.40 car
parking
spaces**



**Large secure
yard**

FLOOR AREA

SQFT

SQM

Warehouse:	62,581	5,814.02
Ground Floor Office:	3,257	320.62
1 st Floor Office:	2,564	238.20
Total:	68,402	6,354.84





Excellent location, 1.5 miles from Junction 28 of M6 Motorway and 3 miles from M65/M61 interchange.

The property is positioned in an established industrial and logistics location with a rich history of manufacturing and production.

Prominent nearby occupiers include Amazon, Victorian Plumbing, Dr Oetker and Leyland Trucks.



4 MILES
TO PRESTON



1.5 MILES
TO LEYLAND TRAIN
STATION



2 MILES
TO J28 OF THE M6



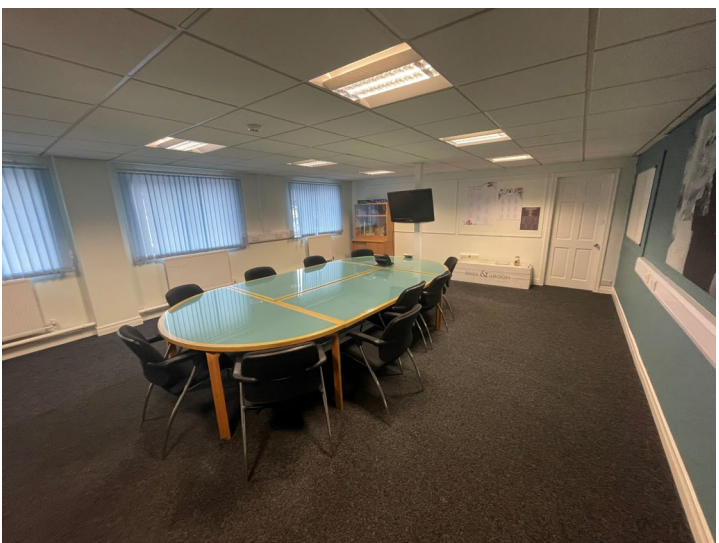
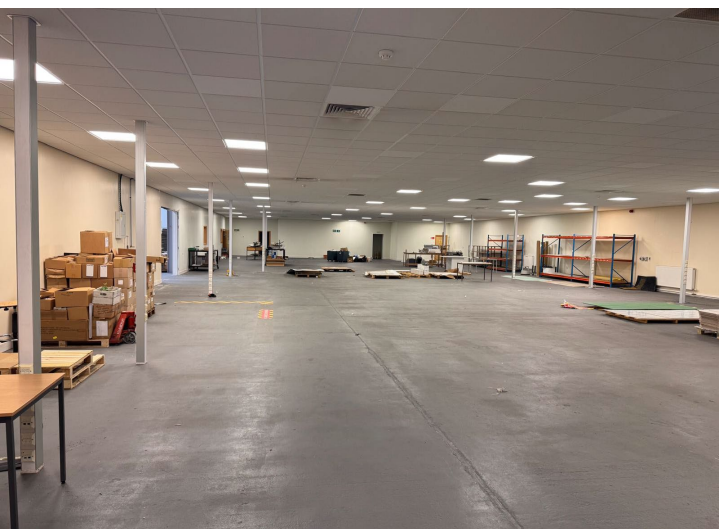
3 MILES
TO J1 OF THE M65



22 MILES
TO LIVERPOOL



25 MILES
TO MANCHESTER



CONTACT INFORMATION

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RENT

On application.

LEGAL COSTS

Each party will be responsible for
their own legal costs

RATEABLE VALUE

Any interested party is advised to
contact the local authority for
information on business rates.

