



TITAN

BUSINESS PARK

FOR SALE / TO LET
BRAND NEW WAREHOUSE / BUSINESS UNITS
FROM **750 TO 40,000 SQ FT**

TITAN WAY > LEYLAND > PR26 7TZ

ENTER >

OVERVIEW

The Development will comprise a series of **brand new business units** to serve the local and regional market, constructed within a wider, mixed-use site, within the **extremely popular Moss Side**

Employment area. The units will provide a range of sizes from small nursery units up to **40,000 Sq Ft.**





The site is part of the former Leyland Test Track which is being developed for a mixture of business and residential uses.

The area is home to a large number of local & national occupiers.

LOCAL OCCUPIERS

- 1 TNT Depot
- 2 APC Overnight
- 3 PJ Fork Trucks
- 4 Whittle Flooring Company
- 5 HPH Transport
- 6 Crossfit Leyland
- 7 Mi Vehicle Integration
- 8 Naylors Transport
- 9 Avacob
- 10 Norlec Sheet Metal

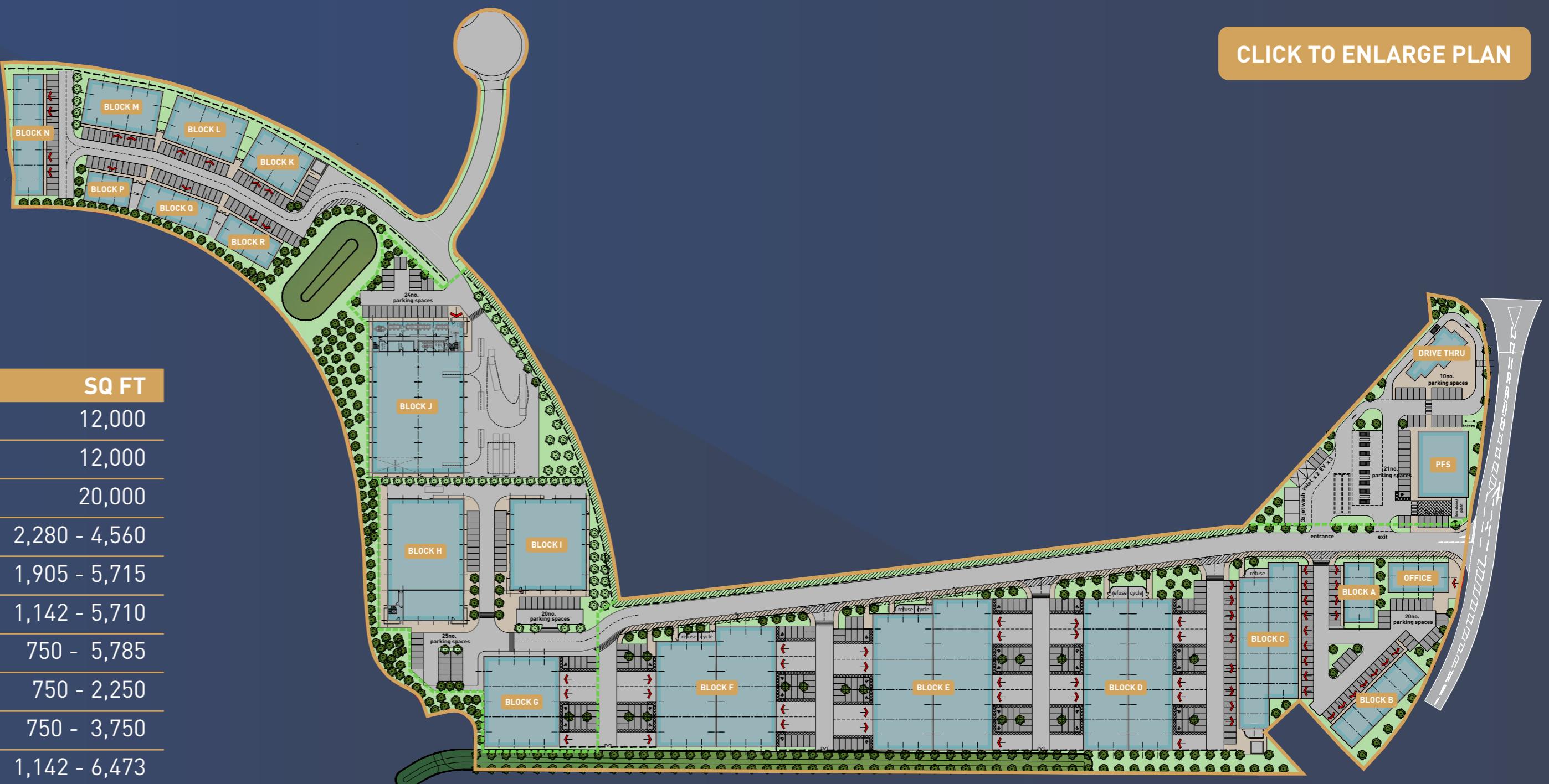
ACCOMMODATION

The accommodation will be constructed to a high standard offering a range of units to suit all requirements.

Units will vary from 750 sq ft to 40,000 sq ft and can be combined as required.

UNIT	SQ FT
Drive Thru	2,500
PFS	4,000
OFFICE	9,000
BLOCK A	750 - 3,000
BLOCK B	750 - 5,250
BLOCK C	750 - 12,750
BLOCK D	2,300 - 23,000
BLOCK E	2,350 - 23,250
BLOCK F	2,350 - 18,100
BLOCK G	3,875 - 11,625

UNIT	SQ FT
BLOCK H	12,000
BLOCK I	12,000
BLOCK J	20,000
BLOCK K	2,280 - 4,560
BLOCK L	1,905 - 5,715
BLOCK M	1,142 - 5,710
BLOCK N	750 - 5,785
BLOCK P	750 - 2,250
BLOCK Q	750 - 3,750
BLOCK R	1,142 - 6,473







SPECIFICATION

Units to be constructed to a high quality including the following specification:

 UP TO 8M MINIMUM EAVES HEIGHTS

 3 PHASE POWER SUPPLY

 LOADING AREAS AND PARKING

 FULL HEIGHT SECTIONAL LOADING DOORS

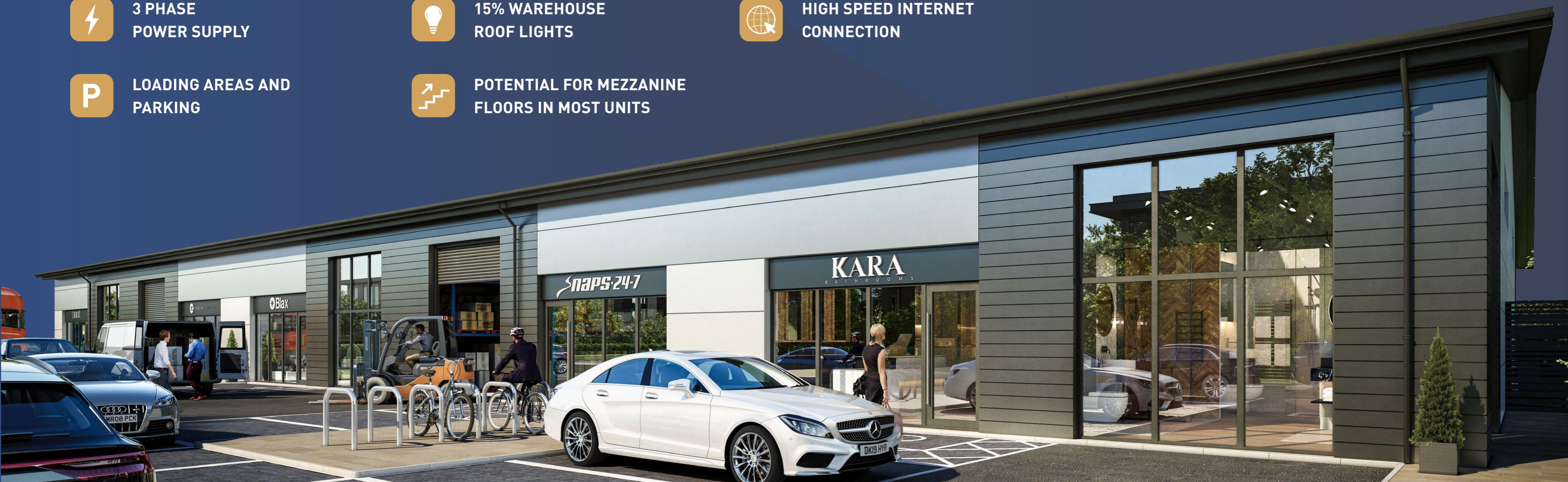
 15% WAREHOUSE ROOF LIGHTS

 POTENTIAL FOR MEZZANINE FLOORS IN MOST UNITS

 CCTV

 HIGH SPEED INTERNET CONNECTION

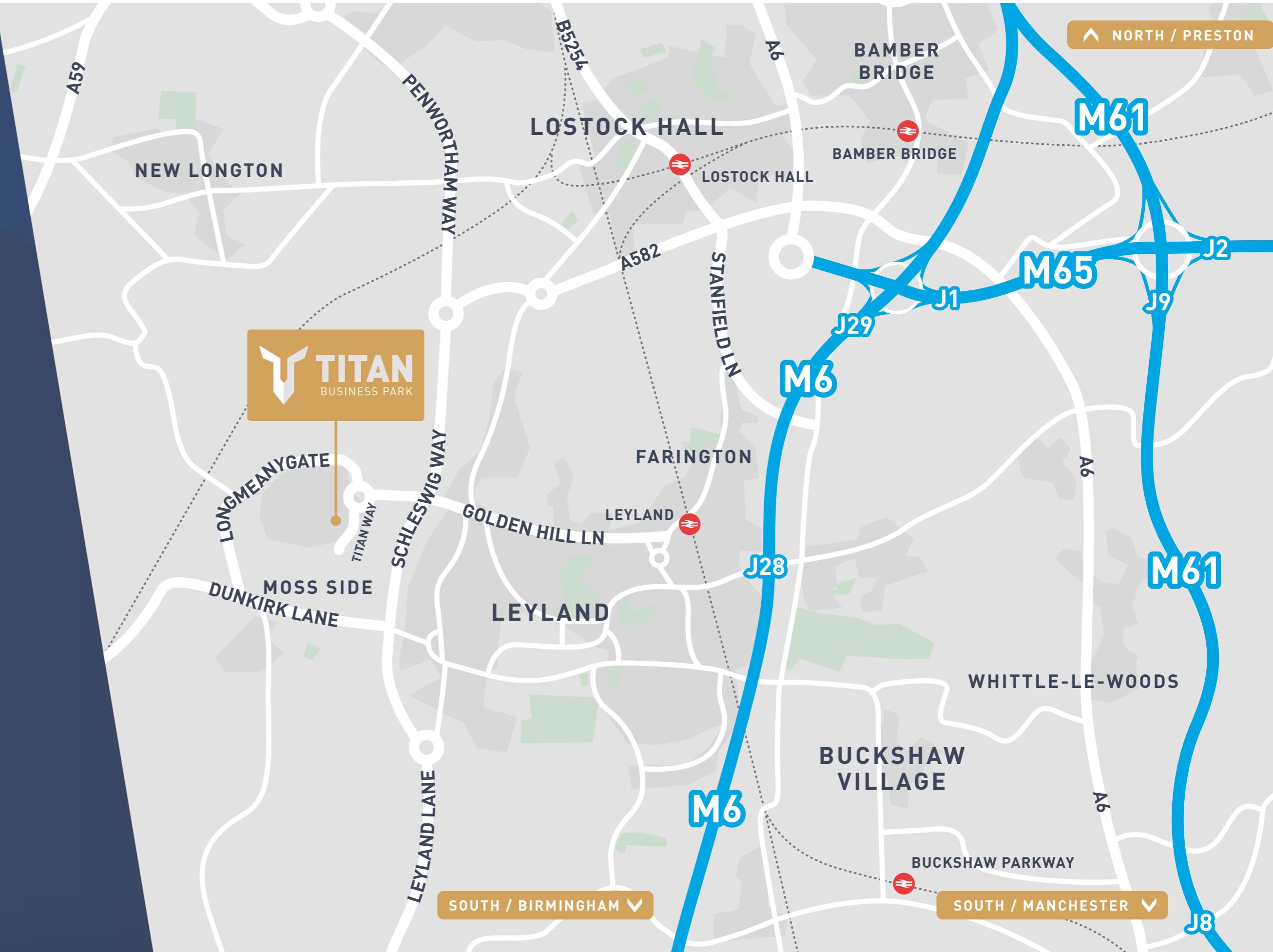
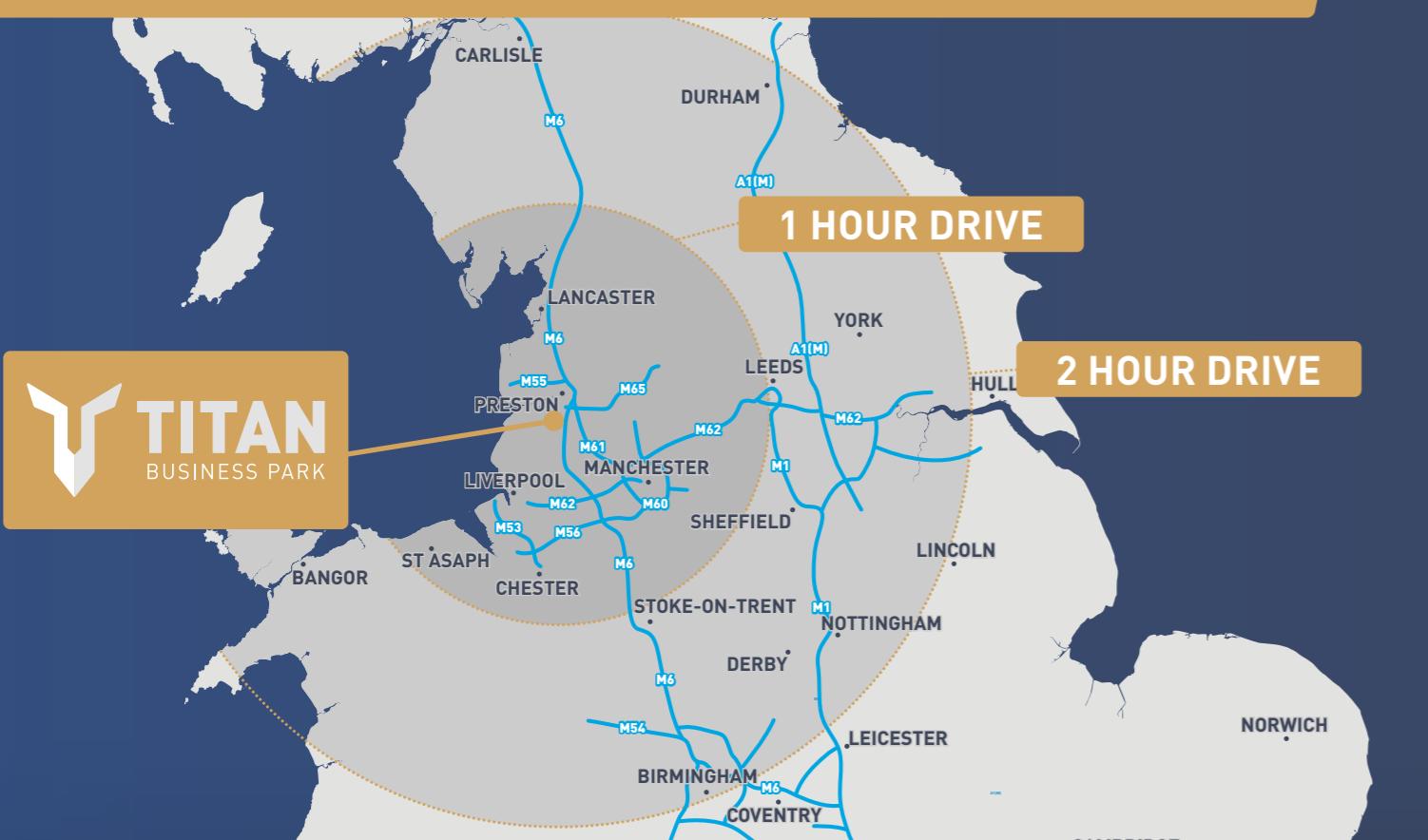
 KITCHEN AND WC FACILITIES



LOCATION

The estate is excellently located with easy access to the local and regional conurbations including the M6 motorway at J28 & J29 which in turn offers access to the M65, M61 & M55.

POPULAR BUSINESS LOCATION & HOME TO A LARGE RANGE OF LOCAL & NATIONAL OCCUPIERS.





RATES

Potential occupiers should satisfy themselves by contacting the Rates Department at Preston City Council.

SERVICE CHARGE

A service charge will be applicable for maintaining the common parts of the development.

Further information will be available upon request.

VAT

VAT will be payable on all transactions at the applicable rate.

EPC

Energy performance certificates will be available upon request on completion.

RENT / PRICING

For further information please contact the joint agents.

TERMS

Units will be available To Let for a term of years to be agreed.

Alternatively units will be available For Sale, for further information please contact the joint agents.

FURTHER INFORMATION

For further information please contact the joint agents;

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Dan Hodge

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