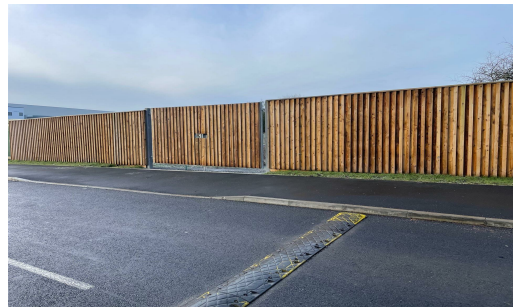


Land Off Sustainability Way, Lancashire Business Park, Leyland, PR26 6TZ

**TO LET**



## TO LET

Use - Commercial Land

Size - 0.25 Acres

Rent - £15,000 per annum.

- SECURE SELF CONTAINED YARD
- Close to motorway network
- Established business location



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Land Off Sustainability Way, Lancashire Business Park, Leyland, PR26 6TZ

### Location

The site is situated on the Lancashire Business Park situated to the North of Leyland town centre.

Junctions 28 and 29 of the M6, junction 9 of the M61 and junction 1 of the M65 are all within a 5 minute drive of the property and provide east access to the remainder of the North West via the motorway network.

### Description

The site comprises a level parcel of land extending to a gross acreage of 0.25 with the net circa 0.15 of an acre

The land is secured by a timber fence to the front and is a combination of tarmac and concrete surfaces.

### Accommodation

The gross site area 0.25 of an acre. Net 0.15 of an acre

### Rental

£15,000 per annum.

### Lease Terms

Available by way of a new lease for a minimum period of 5 years on FRI terms.

### Service Charge

A service charge will be levied with further details available on request.

### Rating

The site will be assessed upon occupation.

### Legal Costs

The ingoing tenant to be responsible for the landlords reasonable legal costs.

### VAT

VAT is applicable to figures quoted in these particulars.

### Services

Mains water and sewerage are available. Electricity can be provided, further details are available on request.

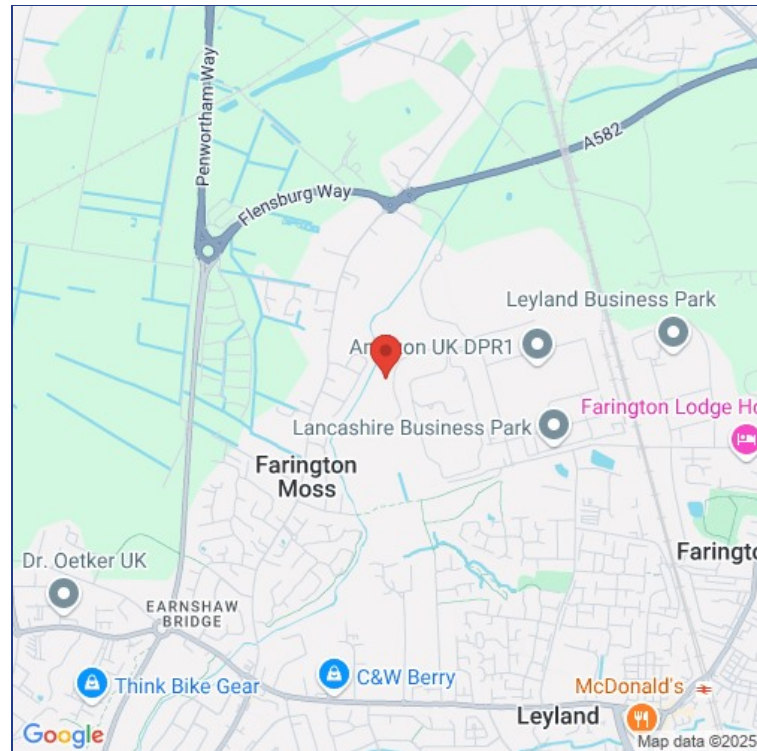
### Planning

The site is available for light storage uses, subject to planning consent.

## Land Off Sustainability Way, Lancashire Business Park, Leyland, PR26 6TZ

### Viewing

Strictly via sole agent Taylor Weaver  
Neil Weaver MRICS  
Tel: 01257 204 900



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