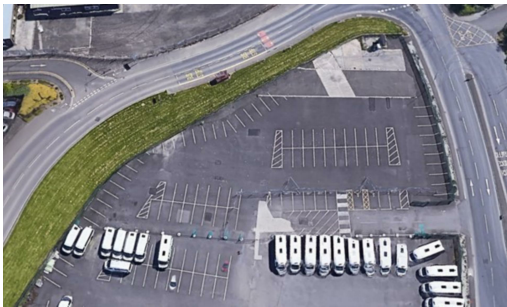
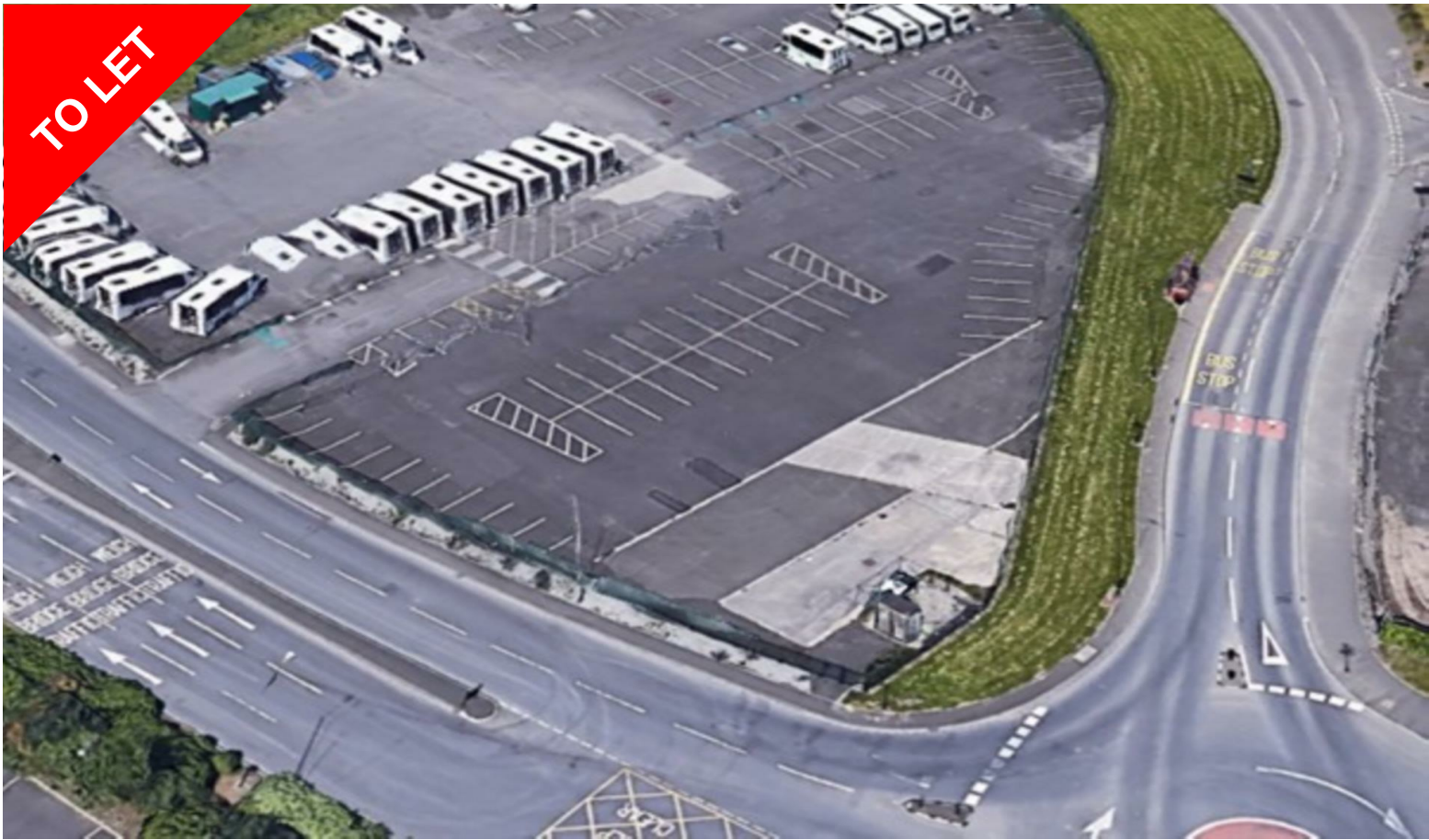


Neds Well, Enterprise Drive, Lancashire Business Park, Leyland, PR26 6TZ

TO LET



TO LET

Use - Commercial Land

Size - 0.73 Acres

Rent - £50,000 per annum.

- Secure Self Contained Yard
- Close to motorway network
- Established business location



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01257 204900

Email: info@taylorweaver.co.uk

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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 motorways are all within a 5 minute drive of the property and provide easy access to the remainder of the North West and the national motorway network.

Lancashire Business Park is a substantial multi occupied estate with 24 hour security/CCTV provision.

Description

The site comprises a level parcel of land extending to 0.729 acres.

It is secured by a palisade fence and is made up of a combination of tarmac and concrete surfaces.

Accommodation

Site area 0.729 Acres.

Rental

£50,000 per annum.

Lease Terms

Available by way of a new lease over 5 years on FRI terms.

Service Charge

An estate service charge may be applicable with further details on request.

Rating

The site will be assessed upon occupation.

Legal Costs

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

Services

It is the responsibility of the tenant to ensure that adequate services for their proposed use. Further details on request.

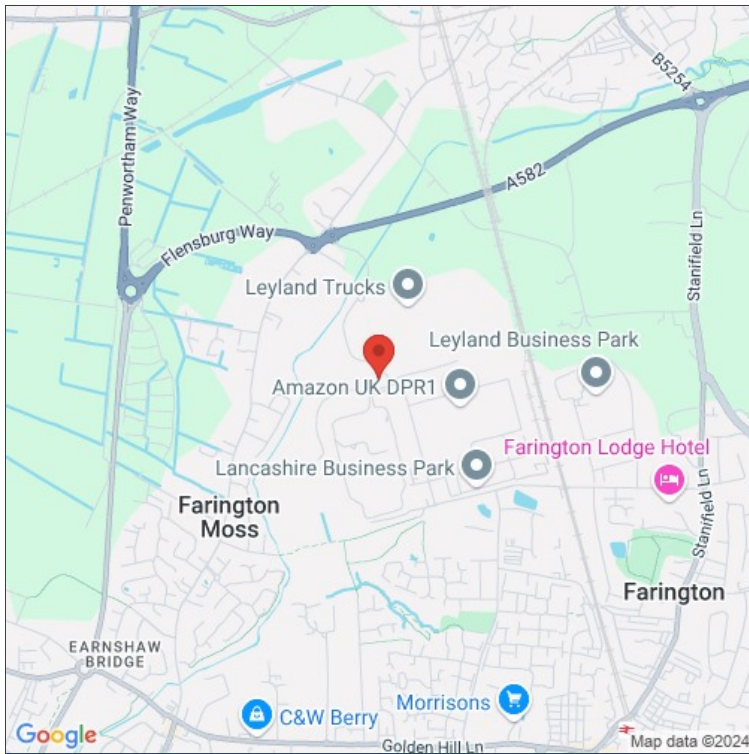
Planning

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

Viewing

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

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