

UNIT 7, PEREGRINE PLACE

MOSS SIDE INDUSTRIAL ESTATE | LEYLAND | LANCASHIRE | PR25 3EY



NORTHERN TRUST

INVESTMENT | DEVELOPMENT | REGENERATION



TO LET

TRADE COUNTER UNIT TO LET
6,791 SQ FT (630.9 SQ M)



PEREGRINE PLACE | MOSS SIDE INDUSTRIAL ESTATE | LEYLAND | PR25 3EY

LOCATION

Unit 7 Peregrine Place is situated at the forefront of Moss Side Industrial Estate area in a highly visible position off Schleswig Way, Leyland. The property benefits from excellent road frontage facing the busy roundabout where Schleswig Way meets Flensburg Way, with access to the unit being off Comet Road.

Leyland is a town in the South Ribble district, south of Preston. The estate offers excellent transport links with Junction 28 of the M6 motorway less than 1 mile away providing links to Preston (to the north) and Liverpool and Manchester (to the south). Leyland Train Station being on the West Coast main line is only 8 minutes' walk away. Nearby occupiers include, Dr Oetker, TNT and SIG roofing.

BUSINESS RATES

Business Rates are payable by the incoming tenant, directly to the Local Billing Authority. We understand that the 1st April 2017 Valuation assesses the Rateable Value of the property at £25,250, however we would strongly recommend that the incoming tenant confirms their rates liability with the Local Billing Authority.

TERMS/RENT/OTHER CHARGES

Details of rents and other charges are available on request from the joint letting agents. All figures quoted are exclusive of, and will be subject to VAT at the prevailing rate.

DESCRIPTION

Unit 7 Peregrine Place is a detached unit totalling 6,791 Sq Ft situated amongst an estate of 19,868 Sq Ft, arranged in two terraced blocks.

The property comprises a generous storage/warehouse and office facility to ground and first floors. The offices are located behind large glazing to the front and rear of the property, accessed via a separate personnel entrance, whilst the warehouse facility benefits from a separate sectional loading door. The unit has undergone an extensive refurbishment programme which has included new high bay lights, replacement sky lights and internal / external decoration.

The unit has excellent parking to the front, with good communal circulation space and is set within landscaped surroundings.

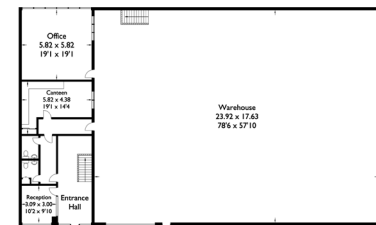
SPECIFICATION

- Eaves Height 6.34m to apex and 4.45m to underside of haunch
- Electric / Manual Roller Shutter Door 4m wide x 4.5m high
- Ground and first floor office space
- Three Phase Electricity

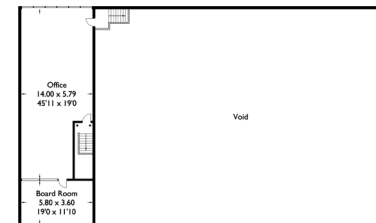
EPC

The EPC rating on the unit is tbc. An individual copy of the EPC will be available upon request.

FLOOR PLAN



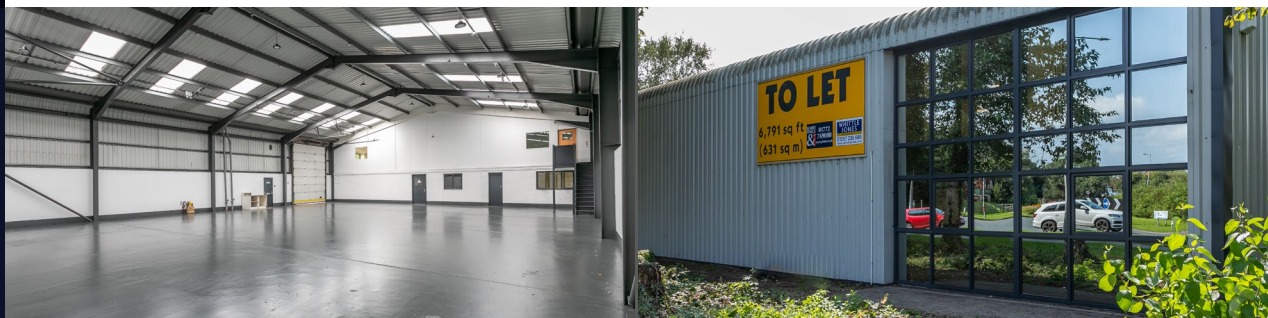
Ground Floor



First Floor

ACCOMMODATION

	sq ft	sq m
Warehouse	4,555	423.1
Ground Floor Office	1,118	103.8
First Floor Office	1,118	103.8
Total	6,791	630.7



VIEWING & FURTHER INFORMATION

For further information or to arrange a viewing please contact the letting agents.

