

# UNIT 1, OSPREY PLACE

MOSS SIDE INDUSTRIAL ESTATE | LEYLAND | LANCASHIRE | PR26 7EW



**TO LET**

**REFURBISHED TRADE COUNTER UNIT TO LET**  
**7,960 SQ FT (736.5 SQ M)**





**OSPREY PLACE | MOSS SIDE INDUSTRIAL ESTATE | LEYLAND | PR26 7EW**

## LOCATION

Unit 1 Osprey Place is situated in the established Moss Side Industrial Estate area, Leyland. Accessed off Titan Way, the estate provides good access to the busy roundabout where Schleswig Way meets Flensburg Way. The surrounding area is undergoing substantial investment with planning for 743 new homes on the former Leyland Test Track site which will provide improved highways and infrastructure.

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. Occupiers on the estate include CEF and Howdens.

## 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 1 Osprey Place is a detached unit measuring 7,960 sq ft situated amongst an estate of 22,079 sq ft arranged in two terraced blocks.

The property comprises a generous storage / warehouse space which benefits from an electric sectional loading door and separate personnel entrance.

The unit has undergone an extensive refurbishment programme which has included new high bay LED lighting, double glazed windows, and new curtain walling to gable elevation creating a perfect opportunity for a showroom.

Externally the unit sits within a secure landscaped site with excellent parking to the front and good communal circulation space.

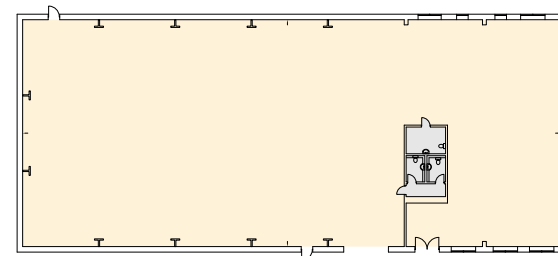
## EPC

The EPC rating on the unit is B28. An individual copy of the EPC will be available upon request.

## SPECIFICATION

- Loading door 3.4m x 4.52m
- Eaves height 4.46m to underside of haunch, 6.3m to apex
- 3 Phase electricity
- High Bay LED lighting
- Double glazed windows
- Male, female and disabled WC facilities

## FLOOR PLAN



## VIEWING & FURTHER INFORMATION

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



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