



TITAN

BUSINESS PARK

PHASE ONE UNITS TO LET

BRAND NEW WAREHOUSE/BUSINESS UNITS

FROM 750 TO 13,800 SQ.FT COMBINATIONS

TITAN WAY, MOSS SIDE INDUSTRIAL ESTATE, LEYLAND, PR26 7TZ



what3words

<https://w3w.co/shock.bunks.bridge>

OVERVIEW

Titan Business Park will comprise a series of high quality, purpose built and state of the art 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 and pocket workshop units, **up to 13,800 sq.ft distribution units.**



Units totalling 180,000 sq.ft



Up to 8m Minimum Eaves



Kitchen & WC Facilities



Loading Areas & Parking



Sectional Loading Doors



High Speed Internet



State of the art facilities



Best in class accommodation



Energy efficient units



Bespoke fit-out solutions available



DEVELOPMENT

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 and national occupiers.

LOCAL OCCUPIERS

- TNT Depot
- APC Overnight
- PJ Fork Trucks
- Whittle Flooring Company
- Crossfit Leyland
- Mi Vehicle Integration
- Naylor's Transport
- Dr. Oetker
- Norlec Sheet Metal



M65, M61 & M6  





ACCOMMODATION

The accommodation will be constructed to a high standard, offering a range of units to suit all requirements. Units will vary from circa 750 sq.ft to 13,800 sq.ft and can be combined, as required.

PHASE 1 | BLOCK K

Unit	GIA	
	GROUND	
	m2	sq.ft
K1	71	764
K2	70	753
K3	70	753
K4	70	753
K5	70	753
K6	70	753
K7	71	764
SUB TOTAL	492	5293

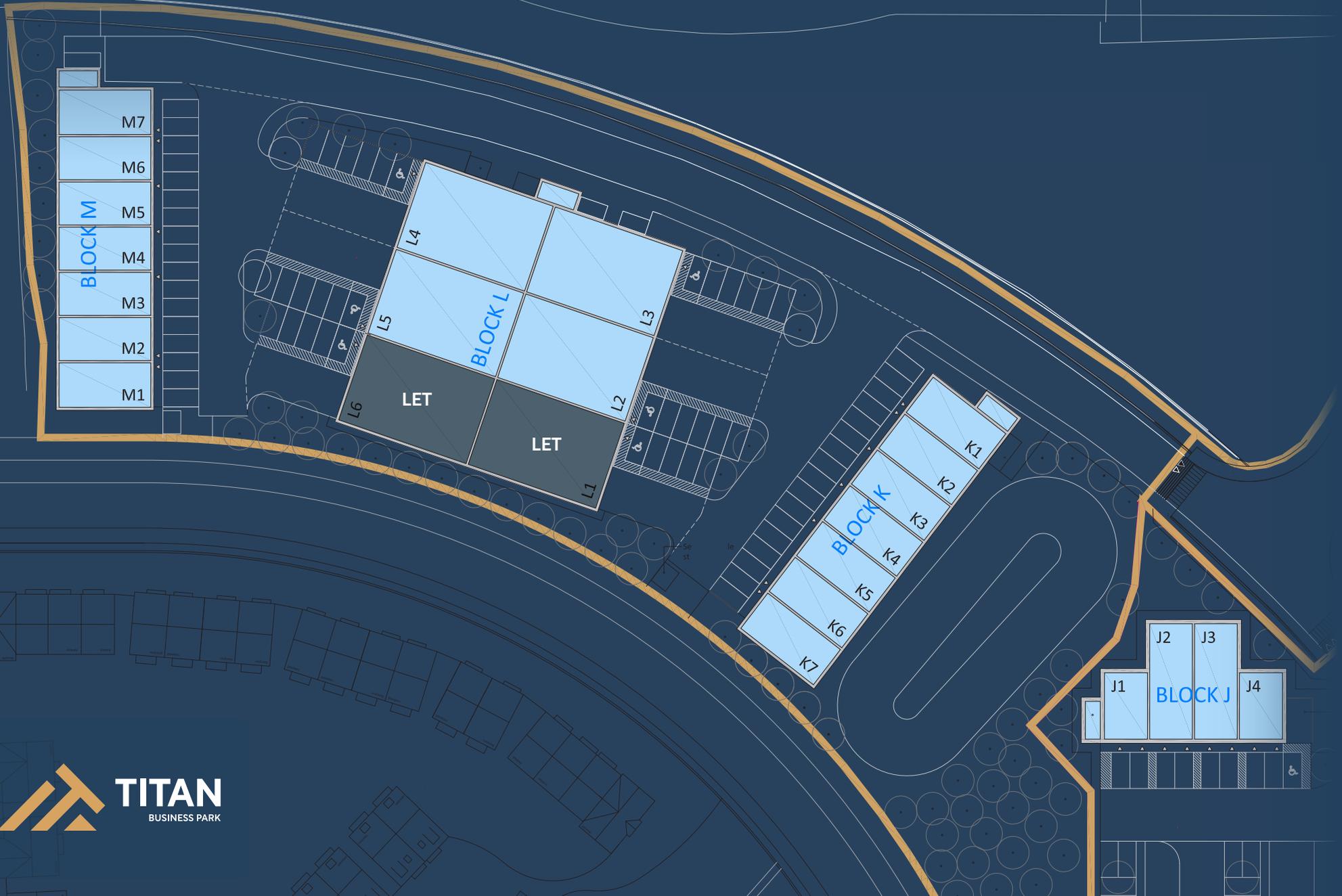
PHASE 1 | BLOCK L

Unit	GIA	
	GROUND	
	m2	sq.ft
L1	LET	
L2	214	2303
L3	214	2306
L4	214	2306
L5	214	2303
L6	LET	
SUB TOTAL	1285	13836

PHASE 1 | BLOCK M

Unit	GIA	
	GROUND	
	m2	sq.ft
M1	71	764
M2	70	755
M3	71	759
M4	71	764
M5	71	764
M6	70	753
M7	72	775
SUB TOTAL	496	5334

PHASE ONE OF THREE

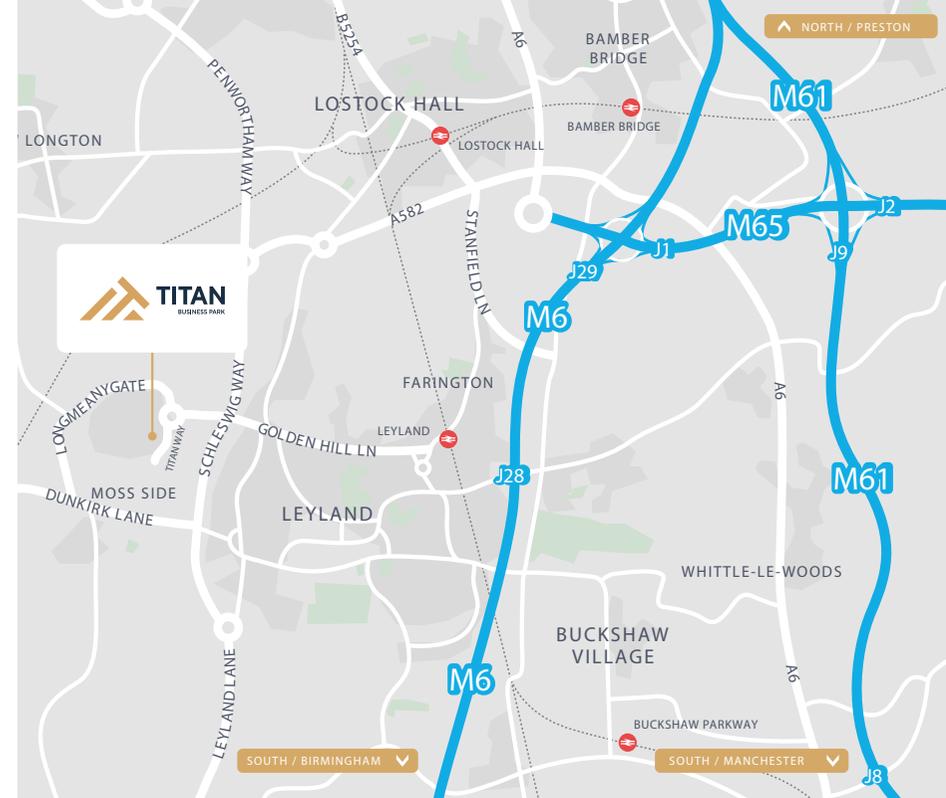
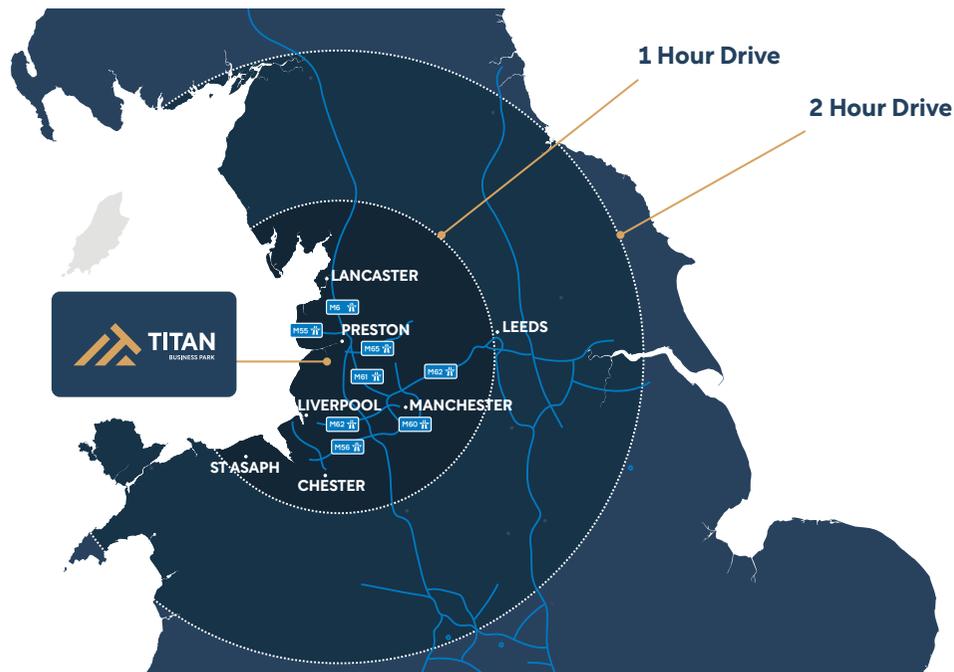




LOCATION

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 immediate access to the National Motorway Network, including the immediate M65, M61 & M55. Popular business location and home to a large range of local and national occupiers.

This is a popular and well-established business location and home to a number of local and national occupiers.





RATES

Potential occupiers should satisfy themselves by contacting the Rates Department at South Ribble Borough Council.



CHARGES

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



EPC

Energy performance certificates will be available upon request on completion.



PRICING

For further information please contact the joint agents.



VAT

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



TERMS

Units will be available To Let for a term of years to be agreed in multiples of 5 years. Further information please contact the joint agents.



FURTHER INFORMATION

For further information please contact the joint agents;



01257 441474

WWW.TURNERWESTWELL.CO.UK

DANIEL WESTWELL

daniel.westwell@turnerwestwell.co.uk
07919414752

NATHAN BROUGHTON

nathan.broughton@turnerwestwell.co.uk
07393799957



01772 769000

WWW.PINKUS.CO.UK

DANNY PINKUS

danny@pinkus.co.uk
07971 200 015