



Unit 12, Boxer Place, Moss Side Industrial Estate,
Leyland, PR26 7QL
9,358 sq ft (869.39 sq m)

TO LET

Property Summary

The building benefits from the following specification:

- Refurbished
- End terrace warehouse / trade counter unit
- 1 level access loading door
- c.5m eaves height
- c.10% roof lights
- c.10% office accommodation
- Secure yard with a depth of 12m

Description

The property has recently undergone a refurbishment which includes new LED lighting, cladding and redecoration. The unit is of steel portal frame construction and an eaves height of c.5 metres under a pitched metal clad roof, which incorporates approximately 10% roof lights. Below are part clad and part blockwork walls to 2 metres with access to unit via 1 level access loading door. A secure 12-metre-deep yard fronts the unit.

Accommodation

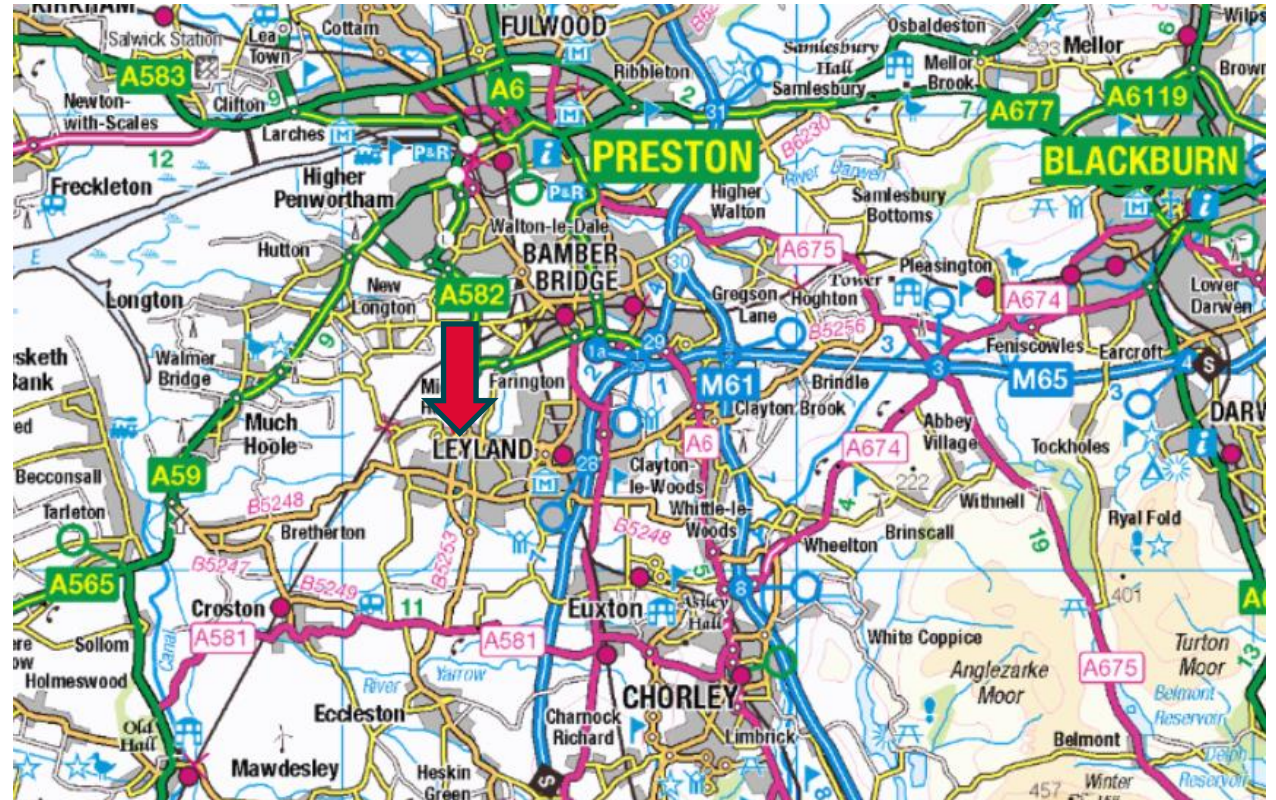
The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and extends to the following gross internal floor areas:

	SQ FT	SQ M
Warehouse & Office	9,358	869.39

Location

The property is situated on Boxer Place within the established Moss Side Industrial Estate, Leyland, offering excellent connectivity to major transport networks, including direct access to Junction 28 of the M6 Motorway and the A582, which links to Preston and the surrounding region.

The wider estate hosts a range of high-quality tenants, including Leyland Trucks, Dr. Oetker, and DHL, creating a thriving business environment.



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TERMS

Available via way of assignment or sub-lease. Further details are available upon request.

BUSINESS RATES

We recommend that interested parties contact the Local Authority for confirmation of the rates payable.

EPC

The Energy Performance Certificate is available on request.

VAT

All prices are exclusive but may be liable to VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal fees incurred in the transaction.

VIEWING / FURTHER INFORMATION

Strictly by appointment with Joint Agents, Knight Frank & Eckersley.



Contact



For further information, or to arrange a viewing, please contact the Knight Frank Industrial Agency Team:

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Anti-Money Laundering

A successful bidder will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

Date of Details: January 2025

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