



TO LET

OSPREY PLACE

**TITAN WAY, MOSS SIDE INDUSTRIAL ESTATE,
LEYLAND, PR26 7EW**



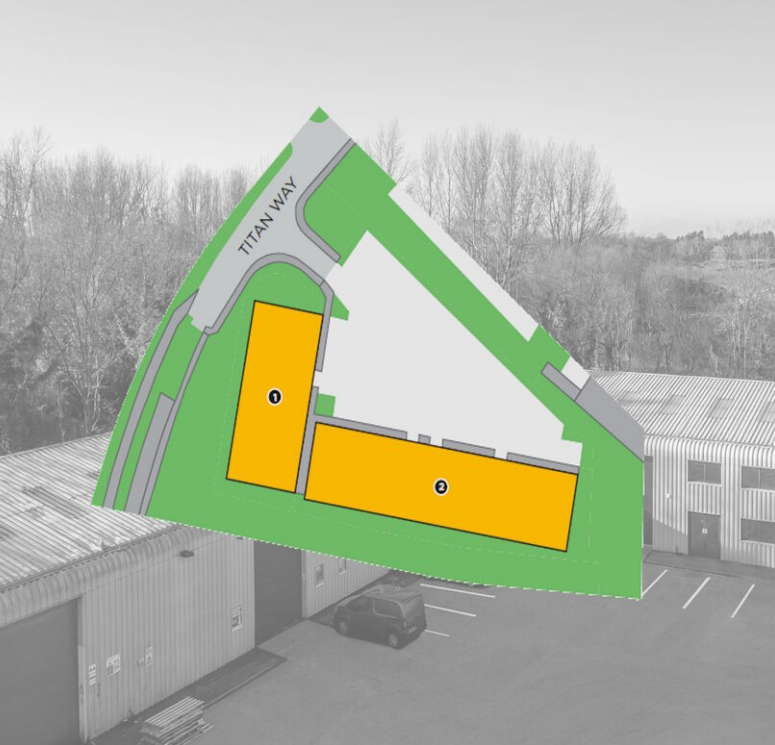
- ESTABLISHED BUSINESS AREA
- AMPLE CAR PARKING
- GOOD CIRCULATION SPACE
- EXCELLENT TRANSPORT LINKS

INDUSTRIAL / TRADE COUNTER UNITS
3,486 - 10,458 SQ FT



NORTHERN TRUST

www.ntproperties.co.uk



TRAVEL DISTANCE

	Miles	Mins	Transport
Leyland Train Station	2	8	Drive
J28, M6	2.5	8	Drive
Leyland Town Centre	1.7	7	Drive

Source: theAA.com

Osprey Place

Titan Way, Moss Side Industrial Estate, Leyland



DESCRIPTION

Osprey Place provides 22,079 sq ft of industrial / trade counter space arranged in two separate blocks in an L formation. The units range in size from 3,486 sq ft up to 10,458 sq ft and benefit from parking to the front of each unit with good circulation space. The units are set with landscaped surroundings.

SPECIFICATION

- Established business area
- Ample car parking
- Good circulation space
- Excellent transport links
- Three phase electricity
- Double glazed windows
- WC facilities

EPC

The EPC ratings on the available unit range from C51 - C57. Copies of individual EPC's are available on request.

LOCATION

Osprey Place is accessed off Titan Way in the established Moss Side Industrial Estate area of the very busy market town of Leyland.

Leyland is a town in the South Ribblesdale district south of Preston. The area offers good transport links with Leyland Train Station on the West Coast main line only 8 minutes walk away. Junction 28 of the M6 motorway is 2.5 miles away, providing links to Preston to the north and Liverpool and Manchester to the south.

TERMS

There are a range of flexible leasing options available. For more details please contact us.

VIEWING / FURTHER INFO

For further information or to arrange a viewing please contact Northern Trust on 01257 238666.



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