

To Let
Rental from £878.50 pcm
exclusive



New Build Industrial Units

753 - 2,309 SQ FT (69.95 - 214.51 SQ M)

📍 PHASE ONE, TITAN BUSINESS PARK, TITAN WAY, LEYLAND, PR26 7TZ

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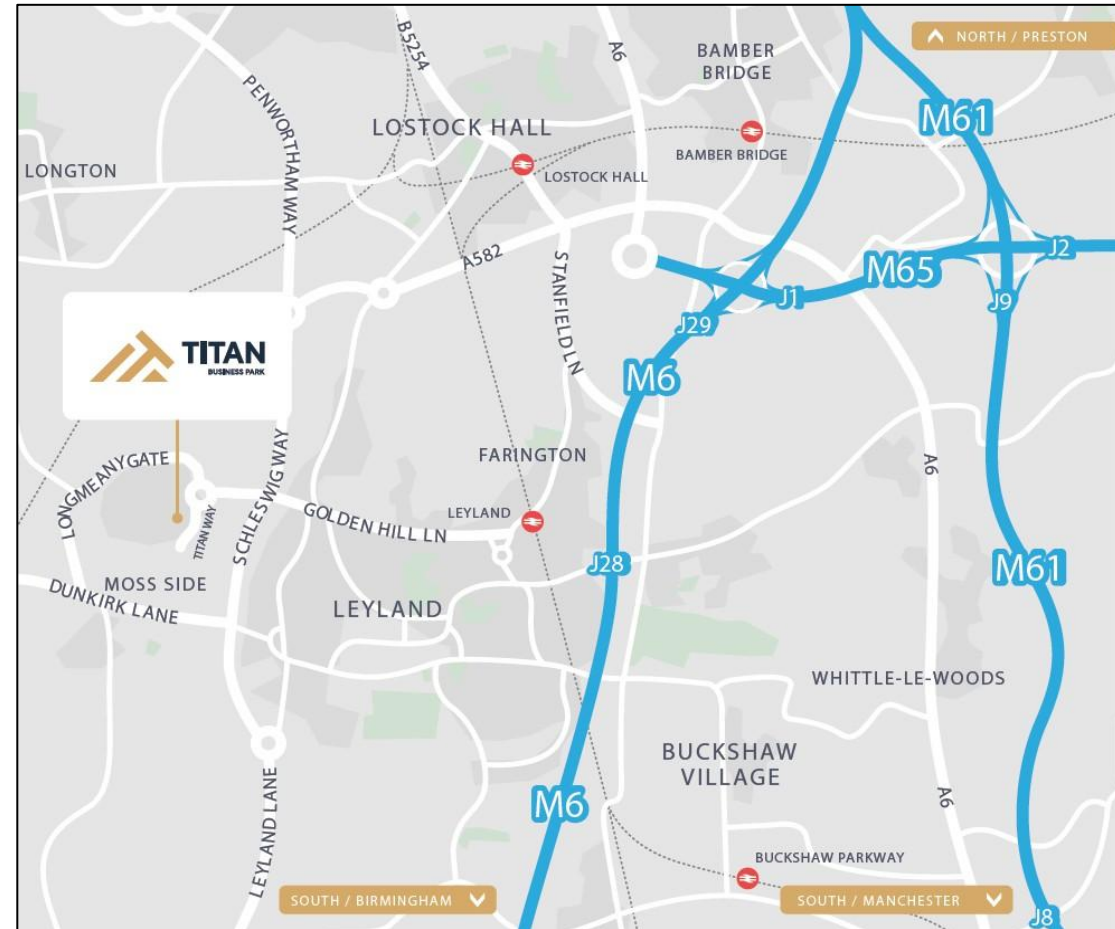
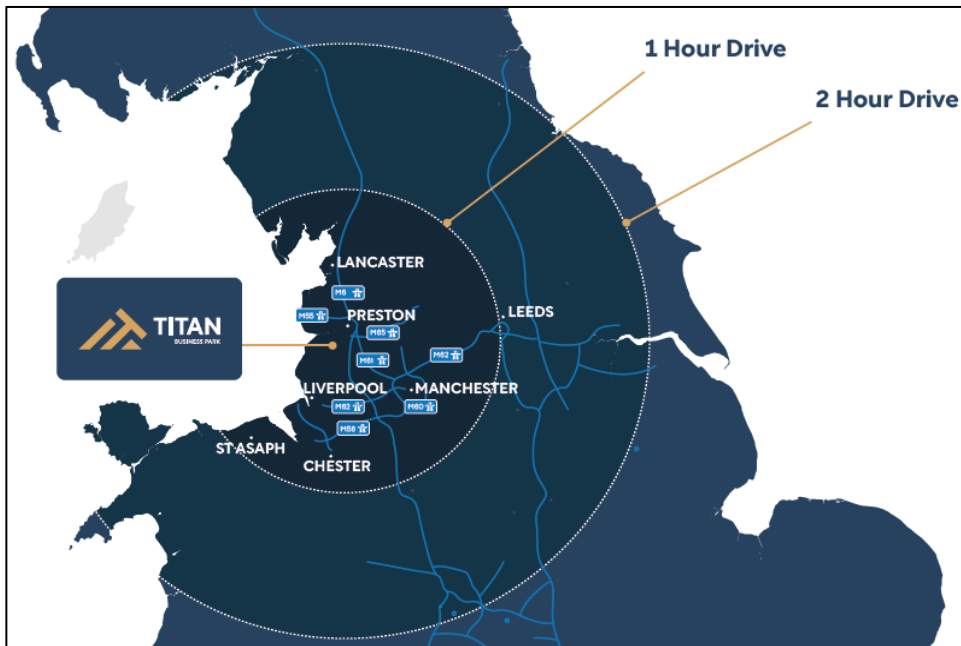
Turner Westwell
Commercial Agents

LOCATION

Leyland is located within the jurisdiction of South Ribble Borough Council, approximately 6 miles to the south of Preston City Centre. The town sits in a strong North West commercial position, 14 miles west of Blackburn, 20 miles north west of Bolton and 31 miles north west of Manchester, providing access to a substantial regional labour pool and customer base.

Titan Business Park is situated on the former Leyland Test Track within the established Moss Side Employment Area, one of the town's principal industrial and distribution locations. The scheme is surrounded by established occupiers including Dr. Oetker, TNT, APC Overnight, PJ Fork Trucks and CrossFit Leyland, reinforcing the area's strength as a recognised employment hub.

The park provides immediate access to the M6 motorway at Junctions 28 and 29, linking directly to the national motorway network and enabling efficient distribution across the North West and wider regions.



KEY FEATURES

- Brand New Industrial/Business Units
- Excellent location with easy access to the local and regional conurbations and immediate access to the National Motorway Network
- Situated within a popular and well-established business location
- Sizes ranging from 753 to 2,309 sq ft
- Rents starting from £878.50 per calendar month exclusive
- Energy efficient units
- Forming part of the wider Centurion Village Masterplan
- Phase One completion June 2026
- **Vehicle related uses are not permitted**



DESCRIPTION

Phase One of the development comprises a series of new build industrial units ranging from 753 to 2,309 sq ft. The units are of steel frame construction with clad elevations set beneath a pitched clad roof covering.

Internally, the units are accessed via glazed pedestrian access doorways and sectional roller shutter doorways. The units benefit from a single WC and Brew Station.

Located towards the rear of the unit, Blocks K and M, as well as Units L1, L3, L4 and L6 benefit from large, glazed windows, providing ample natural light into the properties. These windows make an excellent environment for those looking to install mezzanine offices.

SPECIFICATION

- Minimum 5m eaves height for the units with a maximum working height of 8m
- Full height, insulated profile cladding
- 3 phase power and water supply
- Ceiling mounted LED lighting
- Electrically operated sectional loading doors
- Demised service areas and parking areas for each unit
- WC and tea-point in each unit

ACCOMMODATION & RENTAL - PHASE ONE

In accordance with the Code of Measuring Practice (6th Edition), we have calculated the following approximate Gross Internal Areas:

BLOCK	SQ M	SQ FT	INITIAL FIRST YEAR RENTAL (MONTHLY)	INITIAL FIRST YEAR RENTAL (ANNUAL)	RENTAL FOLLOWING INITIAL FIRST YEAR (MONTHLY)	RENTAL FOLLOWING INITIAL FIRST YEAR (ANNUAL)
K1	71	764	£891.33	£10,696.00	£1,018.67	£12,224.00
K2	70	753	£878.50	£ 10,542.00	£1,004.00	£12,048.00
K3	70	753	£878.50	£ 10,542.00	£1,004.00	£12,048.00
K4	70	753	£878.50	£ 10,542.00	£1,004.00	£12,048.00
K5	70	753	£878.50	£ 10,542.00	£1,004.00	£12,048.00
K6	70	753	£878.50	£ 10,542.00	£1,004.00	£12,048.00
M1	71	764	£891.33	£10,696.00	£1,018.67	£12,224.00
M2	70	755	£880.83	£ 10,570.00	£1,006.67	£12,080.00
M3	71	759	£885.50	£ 10,626.00	£1,012.00	£12,144.00
M4	71	764	£891.33	£10,696.00	£1,018.67	£12,224.00
M5	71	764	£891.33	£10,696.00	£1,018.67	£12,224.00
M6	70	753	£878.50	£ 10,542.00	£1,004.00	£12,048.00
M7	72	775	£904.17	£ 10,850.00	£1,033.33	£12,400.00

BLOCK	SQ M	SQ FT	RENTAL (MONTHLY)	RENTAL (ANNUAL)
L1	215	2,309	£2,501.42	£30,017
L2	214	2,303	£2,494.92	£29,939
L3	214	2,306	£2,498.17	£29,978
L4	214	2,306	£2,498.17	£29,978
L5	214	2,303	£2,494.92	£29,939
L6	215	2,309	£2,501.42	£30,017

SERVICES

The mains services connected to the units will include water supply, electricity supply and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances connected to the property.

LEASE TERMS & RENTAL

Available by way of a new Tenant's Full Repairing and Insuring lease for a term of years to be agreed (minimum term of 3 years).

Block L: £13.00 per sq ft

Blocks K & M: First Year Rent £14.00 per sq ft, rising to £16.00 per sq ft thereafter.

SERVICE CHARGE & BUILDINGS INSURANCE

A service charge will be levied to recover the cost of common site maintenance and repairs. the estimated cost will be approximately £1.20 per sq ft.

The Buildings Insurance is currently budgeted at £0.78p per sq ft.

VAT

VAT is applicable and will be charged at the prevailing rate.

USE

B1 (now Use Class E) & B8. **It is the proposed Tenant's responsibility to clarify with the Local Planning Authority (South Ribble Borough Council) that their intended use is acceptable at the property.**

Please note that vehicle related uses are not permitted and will not be considered.

BUSINESS RATES

To be assessed for Business Rates purposes on occupation. The Standard Uniform Business Rate for the 2025/2026 Financial Year is 55.5 pence in the £, or 49.9 pence in the £ for qualifying small businesses. **Interested parties are advised to make their own enquiries with the Local Authority (South Ribble Borough Council).**

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction

EPC

To be commissioned on practical completion.

ANTI-MONEY LAUNDERING (AML)

In accordance with the Criminal Finances Act 2017 and the regulations set by HMRC and RICS, Turner Westwell Commercial Agents must perform AML due diligence for all clients, as well as for buyers and tenants involved in any transaction. This means we will need to gather personal, detailed financial and corporate information before we can finalise any transaction.

VIEWINGS

Strictly by appointment with the Joint Agents **TURNER WESTWELL & ROBERT PINKUS.**



Nathan Broughton | Graduate Surveyor

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Adam Westwell | Director

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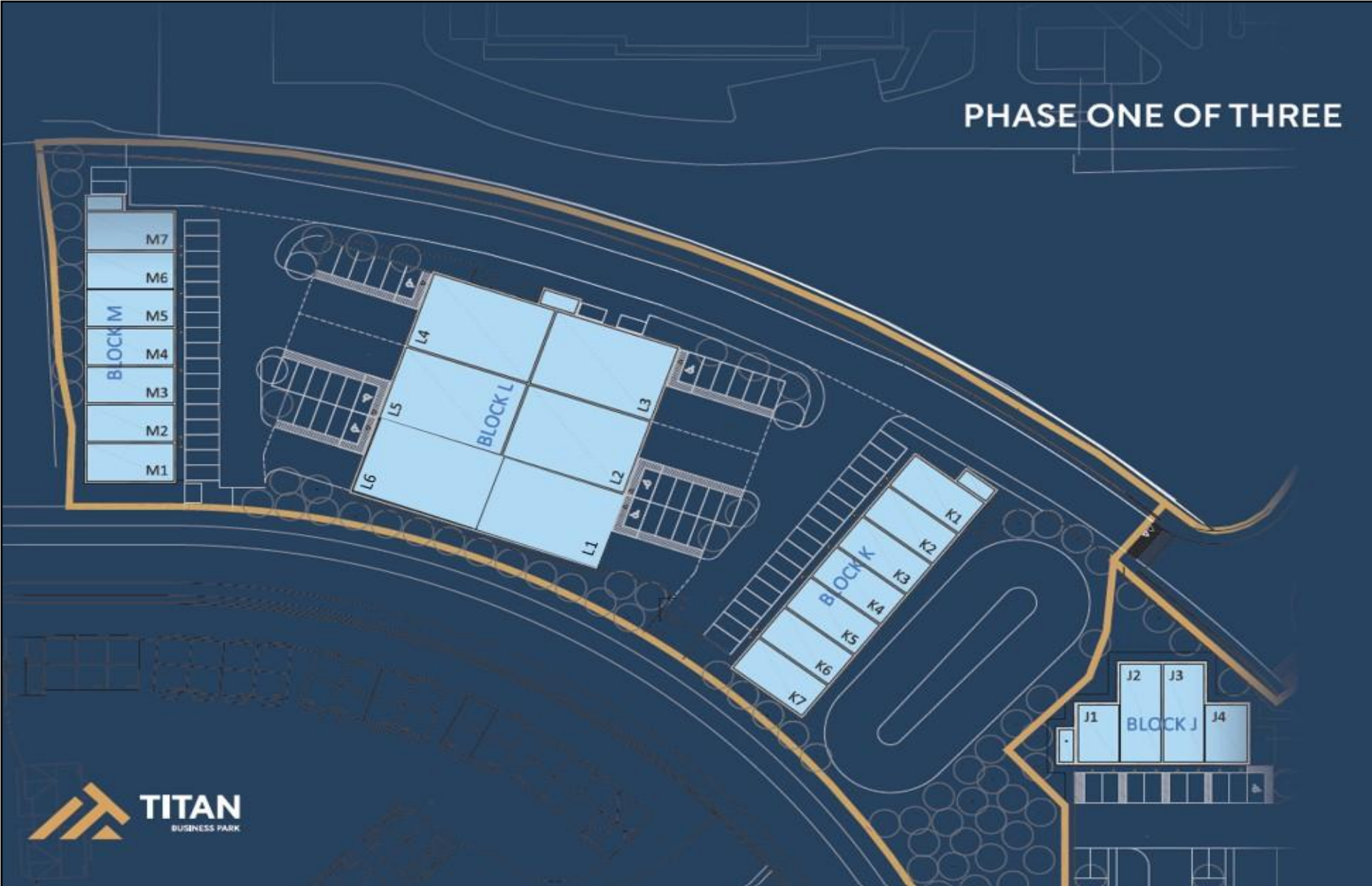
Danny Pinkus | Partner

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PHASE ONE OF THREE





TURNER WESTWELL LIMITED is an active Private Limited, registered at Companies House under the number 14763558. **TURNER WESTWELL LIMITED** was incorporated on 28 March 2023 with a registered office address based in Chorley.