



REFURBISHED INDUSTRIAL/  
WAREHOUSE UNIT

**TO LET**

14,000 SQ FT



## LOCATION

The property is located on Tomlinson Road Industrial Estate, 3/4 mile North West of Leyland town centre and within 1.5 miles of junction 28 of the M6.



## SPECIFICATION

- 21ft 6" internal eaves height
- Newly re clad elevations
- Electronically operated roller shutter door
- Refurbished office and toilet facilities
- 3 phase electric supply
- Lighting throughout
- Self contained yard to side of unit

## ACCOMMODATION

WAREHOUSE	12,800 sq. ft.
OFFICE/AMENITY	1,200 sq. ft.
<b>TOTAL</b>	<b>14,000 sq. ft.</b>

## RENT

All rental and outgoings are liable to VAT.



A REFURBISHMENT BY



The property is offered subject to contract, availability and confirmation of details. These particulars do not form part of any contract and, whilst believed to be correct, parties are recommended to satisfy themselves as to their accuracy. The vendors, lessors, or any person in their employment, cannot make or give any representation or warranty whatsoever in relation to this property. Unless otherwise stated, all prices and rentals quoted are exclusive of any Value Added Tax to which they may be subject. June 2005.