

M6, LEYLAND, PR26 6BF

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ARROW POINT

L E Y L A N D

TO LET

4 Brand New Distribution & Logistics Units **14,750 to 33,000 Sq Ft**

Practical Completion **Q1 2027**

Making it easier to connect with your customers.



PLACE

Arrow Point occupies a strategic position close to the intersections of J29 of the M6, J1 & J2 of the M65, and J9 of the M61, providing exceptional connectivity to Preston, Manchester and the wider North West.



SPACE

Sustainable, market-leading industrial and logistics space designed for modern operations, with a 7-acre ecological area providing space for employee wellbeing and outdoor engagement.



PEOPLE

Leyland has a skilled workforce supported by its strong manufacturing heritage. Manufacturing accounts for 13.7% of jobs, nearly double the UK average, providing businesses with access to experienced workers across engineering, logistics and advanced manufacturing.



Future-ready industrial and logistics space.

	Warehouse	Offices	Total
Unit 1	30,000 Sq Ft / 2,787 Sq M	3,000 Sq Ft / 278 Sq M	33,000 Sq Ft / 3,065 Sq M
Unit 2	18,000 Sq Ft / 1,672 Sq M	2,000 Sq Ft / 186 Sq M	20,000 Sq Ft / 1,858 Sq M
Unit 3	12,750 Sq Ft / 1,185 Sq M	2,000 Sq Ft / 186 Sq M	14,750 Sq Ft / 1,370 Sq M
Unit 4	25,000 Sq Ft / 2,323 Sq M	3,000 Sq Ft / 278 Sq M	28,000 Sq Ft / 2,601 Sq M
Total			95,750 Sq Ft / 8,895 Sq M



50KN/
M2 Floor
Loading



8M Eaves
Height



27.5 - 30M
Yard Depth



2-3 Level
Loading
Doors



Unit 1 - 38 Car Parking Spaces
Unit 2 - 21 Car Parking Spaces
Unit 3 - 16 Car Parking Spaces
Unit 4 - 31 Car Parking Spaces

Providing up to 95,750 sq ft of high-quality industrial and logistics accommodation, Arrow Point has been designed to maximise operational efficiency. From secure service yards and dedicated parking to sustainable building performance, every element has been considered to support occupier success.



A greener approach to logistics.

Sustainability is integrated into the development's design, delivering efficient, high-performance industrial and logistics space with reduced environmental impact and strong ESG support.

A 7-acre ecological area enhances biodiversity and provides a natural amenity for walking, relaxation, and employee wellbeing. Together with energy-efficient specifications and long-term resilience, the scheme offers a future-ready workplace that supports both occupiers and the environment.



EPC
A rating



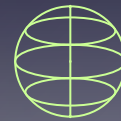
12% Roof
lights



7 Acre well-
being area



BREEAM
Excellent



10% EV
Charging



10% PV
Panels





A strategic North West logistics hub.



CONNECTIVITY
Exceptional motorway connectivity, with the M6 and M65 within 5 mins and the M61 only 4 miles away.



EMPLOYMENT CATCHMENT

A 3.5 million-strong working-age population within a 45-minute drive



AVERAGE WEEKLY EARNINGS

£484.90 pw compared to North West average of £524 pw and £577 pw for UK



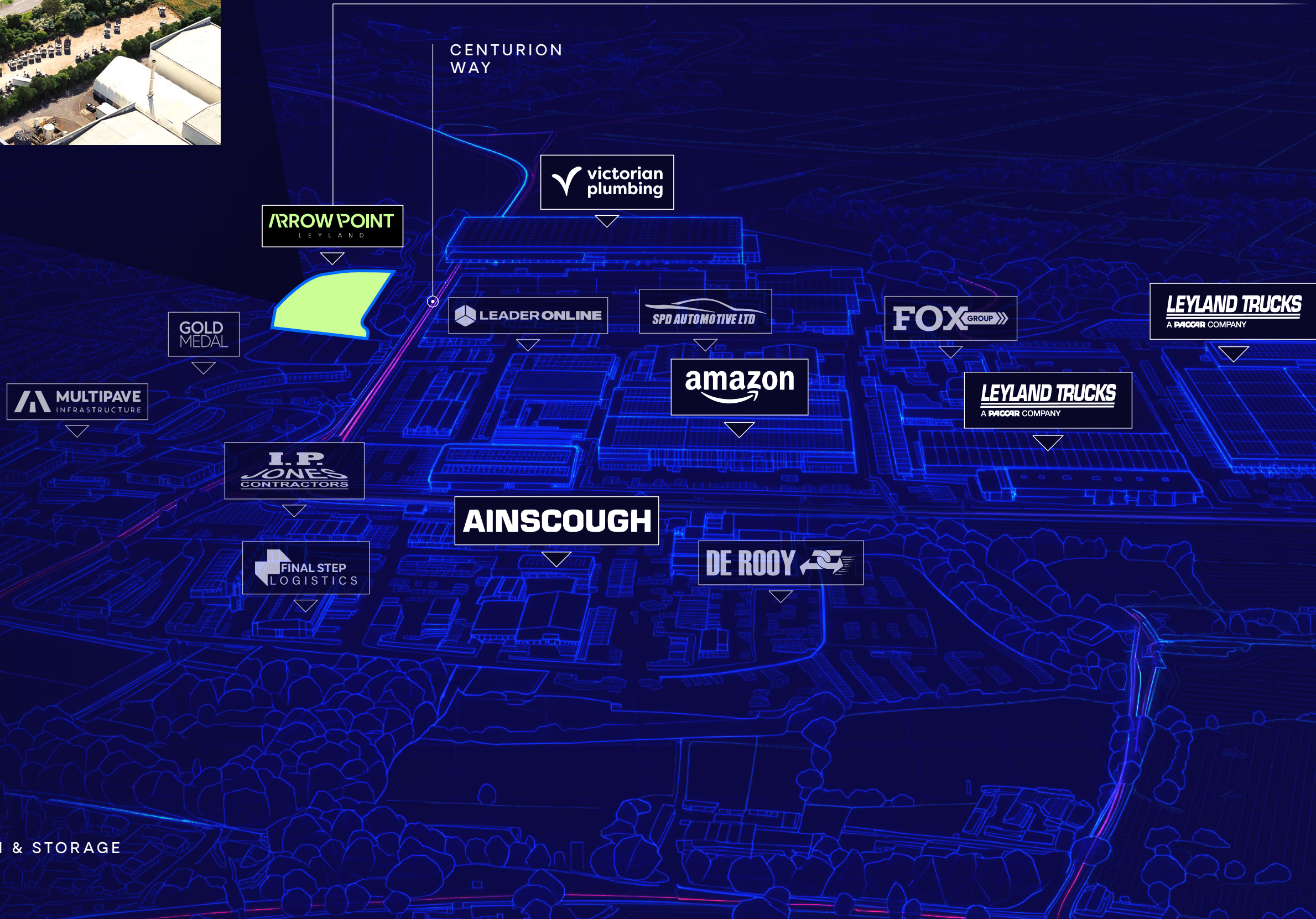
EMPLOYMENT IN MANUFACTURING

10.5% compared to the North West average of 8.5% and 8% for the UK



EMPLOYMENT IN TRANSPORTATION & STORAGE

6.1% compared to the North West average of 5.8% and 5% for UK



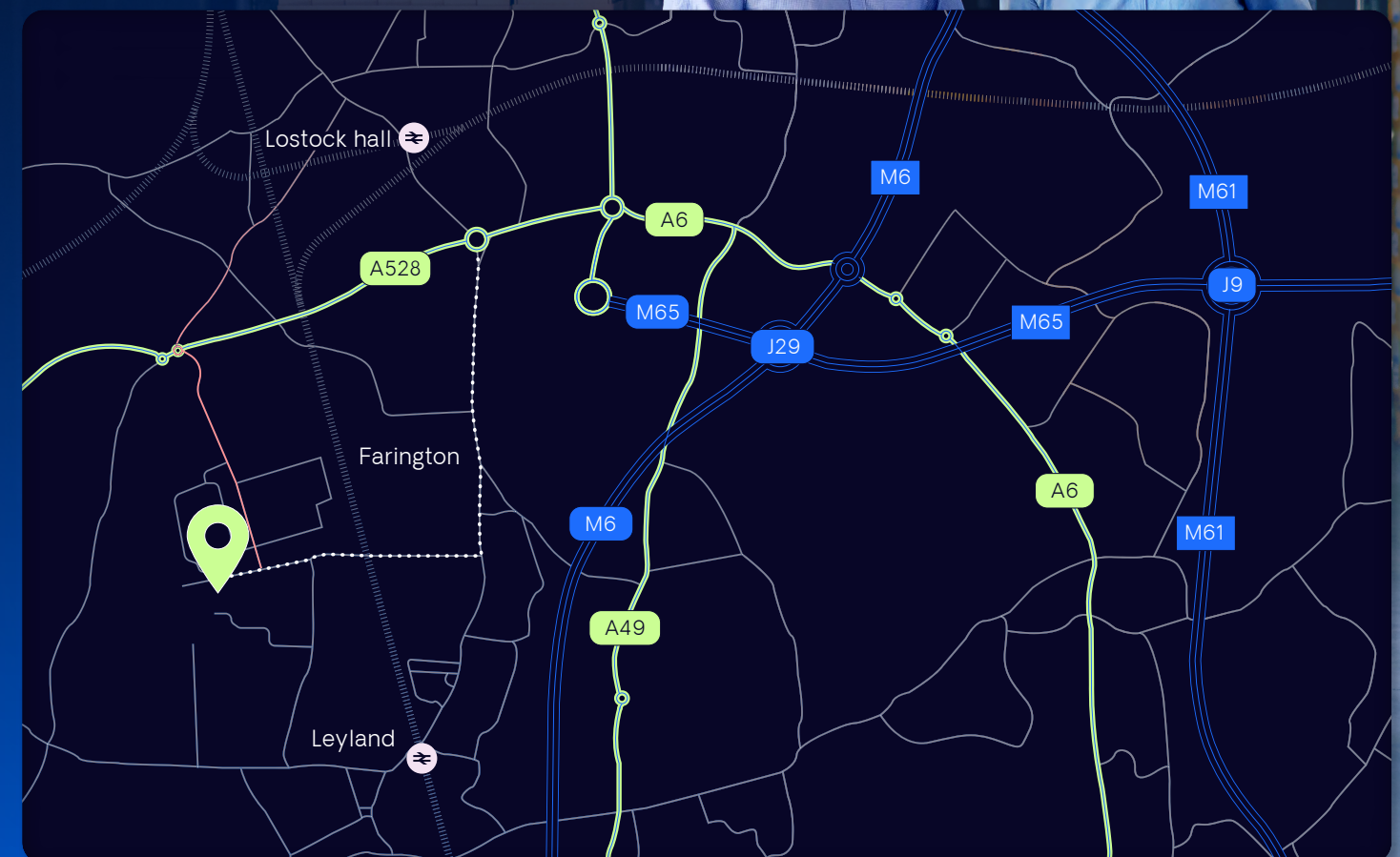
Connected to a skilled North West workforce.

City	Drive Time	Distance
Leyland	5 Mins	1.5 Miles
M6 J28	7 Mins	2 Miles
M6 J29	11 Mins	3.5 Miles
Preston	15 Mins	5.8 Miles
Blackburn	25 Mins	14.3 Miles
Manchester	47 Mins	30 Miles
Liverpool	58 Mins	35 Miles
Leeds	1 Hour 12 Mins	65 Miles
Birmingham	1 Hour 54 Mins	105 Miles
London	4 Hour 7 Mins	228 Miles

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113 BUS TO PRESTON



6,234,449
People within 60 mins

15,441,943
People within 120 mins



Further information.



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A DEVELOPMENT BY

Arrow
CAPITAL PARTNERS

Caddick.

**ARROW
POINT**

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