

# Unit C1



## Description

Unit C1, Walter Leigh Way will be available in Summer 2026. This is a rare opportunity to lease a property with a private yard on the outstanding Moss Industrial Estate. This 7,000 sq.ft. unit has the benefit of over 10,000 sq.ft. of enclosed yard space, 7m eaves in the warehouse and generous office space.

The unit occupies a great location with good frontage onto the main road through Moss Industrial Estate. The office accommodation features a reception, 3 offices/meeting rooms and toilet and kitchen facilities.

The warehouse is a substantial space with over 6,200 sq.ft. of floor space and eaves at 7m. Access to the warehouse is provided by two vehicular doors, both of 3.65m in width and 4.5m in height.

The unit benefits from the use of solar power through the Landlord's Power Purchase Agreement, providing green energy at a 20% discount.

Being situated on Moss Industrial Estate, the unit has the added benefit of landscaped gardens, 24-hour security and an established business community of over 80 companies. Moss Industrial Estate is now recognised as the primary Industrial Estate in the North West.

## Size 7,050 sq ft

Large unit with  
warehouse, modern  
offices and an  
extensive yard

Address:  
Unit C1  
Walter Leigh Way  
Moss Industrial Estate  
Leigh  
Lancashire  
WN7 3PT



## Get in touch

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[/ MossIndustrialEstate](#)



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Location



Security



Business Community



Environment