

Innovate@ **BALFOUR COURT**

LEYLAND • PR25 2SA



MODERN OFFICES 185 - 840 SQ FT (17 - 78 SQ M)

2 persons  -  8 persons

@ FLEXIBLE TERMS

@ HIGH QUALITY OFFICES TO LET

@ CLOSE TO MOTORWAY NETWORK

@ ON SITE CAR PARKING



Innovate@ BALFOUR COURT

@ LOCATION

Innovate @ Balfour Court is situated adjacent to the recently converted covered market complex just off Hough Lane in the heart of Leyland town centre.

All local amenities, including public transport, are immediately to hand and communications are excellent with junction 28 of the M6 motorway being within one and a half miles.



BALFOUR COURT • LEYLAND

SAT NAV POSTCODE



@ DESCRIPTION

Constructed within the last 18 years, Balfour Court provides a prestige courtyard office scheme of eight self-contained units of brick wall construction under a tiled roof. The offices have carpeted floors, painted plastered walls and suspended acoustic tile ceilings. Off the entrance area are toilet facilities adapted for disabled use.

Externally, the courtyard is fully landscaped and provides allocated car parking spaces, while additional car parking is provided on the tarmac surfaced car park to the rear of the development.

@ BENEFITS

- Flexible terms
- Excellent location
- On site car parking

@ SERVICES

The premises are connected to main water, drainage and electricity and has electric heating throughout. There is a fire alarm installation connected to smoke detectors.

@ ACCOMMODATION

Suite	Persons	SQ FT	SQ M	EPC RATING
6A	2	185	17	C
6B	3	290	27	C
6C	2	200	18	C
6D	8	840	78	C

@ TERMS/RENT

The Innovate offices are available on a flexible basis at competitive rents, by way of a tenancy agreement. Full details can be obtained from the joint letting agents. Any figures quoted will be subject to VAT at the prevailing rate.



@ RATES

For information on Rateable Value or rates payable contact South Ribble Borough Council Business Rates Department or alternatively you can obtain information from the Valuation Website www.voa.gov.uk.



@ VIEWING / FURTHER INFORMATION

For further information or to arrange a viewing contact one of the letting agents:

www.whittlejones.com

Nick Kos
nick@bdhproperty.co.uk

Simon Walmsley
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