# 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**





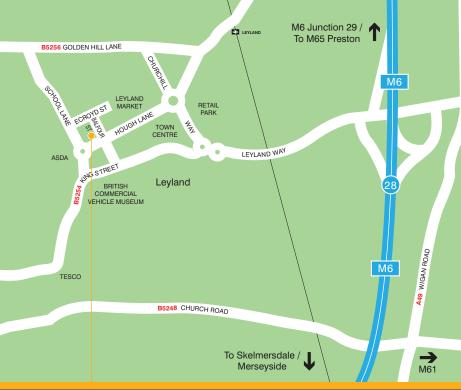
www.whittlejones.com

## 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

#### Ø 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 tarmacadam surfaced car park to the rear of the development.

#### Ø 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 ACCO

Suite	Persons	SQ FT	SQ M	EPC RATING
6A	<b>ŤŤ</b>	185	17	С
6B	ŤŤŤ	290	27	С
6C	<b>ŤŤ</b>	200	18	С
6D	ŔŔŔŔŔŔŔ	840	78	С

#### 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**

Nick Kos

nick@bdhproperty.co.uk

BAILEY DEAKIN HAMILTONS

01772 337733

www.bdhproperty.co.uk

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.



Simon Walmsley swalmsley@whittlejones.co.uk

01257 238666

www.whittlejones.com

#### **WIEWING / FURTHER INFORMATION**

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

#### www.whittlejones.com

Misrepresentation Act These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. June 2013



#### Premises available in over 200 locations throughout England and Scotland