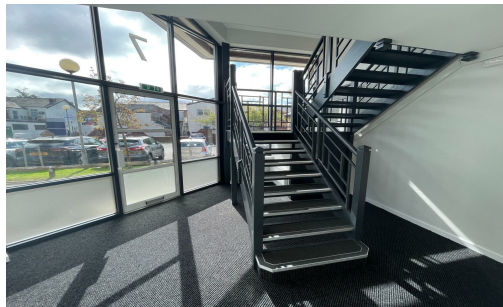


Balfour Court, Off Hough Lane, Leyland, PR25 2TF

**TO LET**



## TO LET

Use - Office

Size - 682 - 1,635 Sq ft

Rent - From £9,210 per annum

- Fully Refurbished Office Suites
- Excellent location adjacent to Leyland Market
- Close to local amenities
- On site parking



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01257 204900

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Balfour Court, Off Hough Lane, Leyland, PR25 2TF

### Location

The development is situated just off Hough Lane, in the centre of Leyland close to local shops/market and amenities

Balfour Court is within 5 minutes of Junction 28 of the M6 motorway, which provides easy access throughout the North West, and to the national motorway network.

The city of Preston, Bamber Bridge and Chorley are all within a 5 mile radius.

### Description

Originally constructed in the 1990's, Balfour Court comprises 8 self contained office units with adjacent car parking and landscaping.

The two storey office units are constructed of brick walls beneath pitched concrete tiled roofs, having reception entrances, with ground floor offices and staircases leading to the first floor.

The suites provide refurbished high quality office space incorporating carpeted floors, plastered/painted walls, LED lighting, electric heated and kitchen.

Toilet facilities are available from the entrance area.

### Accommodation

The following suites are available:

Unit	Size (Sq.ft)	Rent	Service Charge
Unit 1B	682	£9,210 pa	£3,410 pa
Unit 6D	839	£11,500 pa	£4,195 pa
Unit 7	1,635	£21,000 pa	TBC

### Rental

From £9,210 per annum

### Lease Terms

The units are available by way of a new 3 year full repairing and insuring lease plus service charge to cover the expenses associated with the upkeep of the common areas.

### Service Charge

A service charge is levied on occupiers in the development. Full details on request

### Rating

The suites have the following rateable values:

Unit 1B - £7,600

Unit 6D- £8,600

Unit 7- £16,250

### Legal Costs

Each party to be responsible for their own legal costs.

### VAT

Vat is applicable

### Services

With the exception of gas, all mains services are available to the units.

### EPC

An EPC will be made available on request

### Planning

The property has planning consent for B1 office use.

### Insurance

Landlord to insure the premises and charge the premium back to the tenant. Full details on request

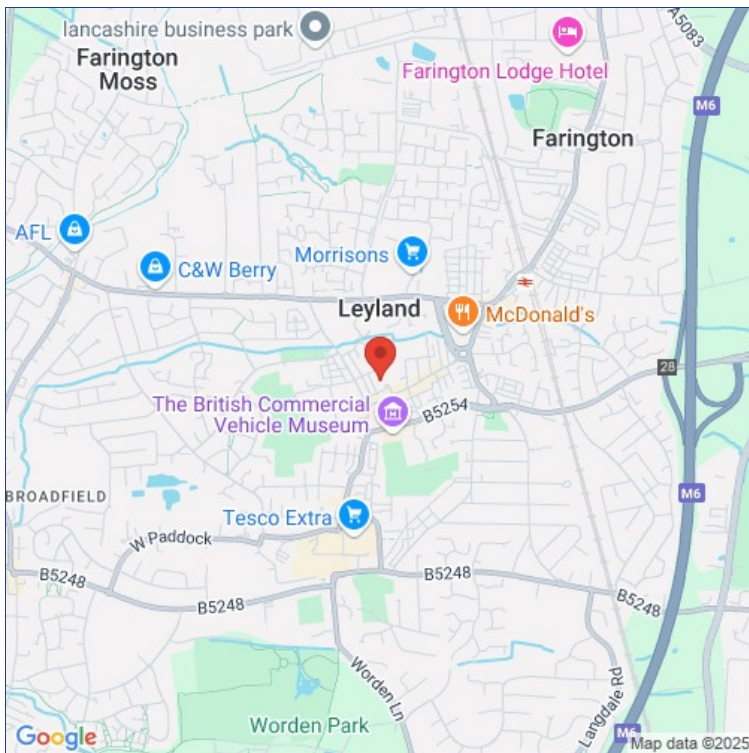
### Viewing

Strictly through agents

Taylor Weaver

(Neil Weaver)

01257 204900

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