



PR25 2SF

# INDUSTRIAL

KINGS COURT, KING STREET, LEYLAND



NORTHERN TRUST  
INVESTMENT | DEVELOPMENT | REGENERATION

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# INDUSTRIAL



- Close proximity to motorway network
- Brick wall construction
- Lined metal clad pitched roof incorporating translucent roof lights
- Three phase electricity
- Gas fired hot air blowers
- Double personnel doors
- Steel roller shutter doors, clear working height of approx 3.4 metres
- Tarmacadam surfaced yard area for loading and car parking.



INDUSTRIAL

## INDUSTRIAL UNITS TO LET

SIZES FROM

**2,530 - 4,638 SQ FT**

235 - 681 SQ M

Over 200 locations throughout the Midlands and the North



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KINGS COURT, KING STREET, LEYLAND

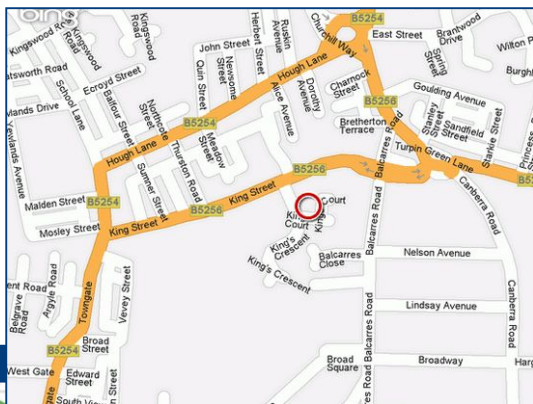


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## LOCATION

Leyland is a busy market town located approximately five miles south of Preston. The town benefits from excellent transport links with junction 28 of the M6 motorway within half a mile of the premises, and the M61 and M65 link in close proximity.

Kings Court is situated off King Street, a main arterial route on the periphery of Leyland town centre.



## DESCRIPTION

The premises form part of an industrial/office complex of predominantly brick wall construction. The workshop units has a lined clad pitched roof incorporating translucent roof lights.

The units benefit from three phase electricity, whilst the accommodation has gas fired hot air blowers. Access is possible via a double personnel door, together with a steel roller shutter door, having clear working heights of approximately 3.4 metres. Externally there is a tarmac surfaced yard area for loading and car parking.

## TERMS

The units are available on a three year effectively full repairing and insuring lease. A service charge is levied in respect of external repairs and maintenance of the common areas.

## VIEWING

Please contact Andrew Lovell on 01257 238666 for an appointment.

## 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](http://www.voa.gov.uk).

## INDUSTRIAL

MISREPRESENTATION ACT: Whittle Jones on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. Designed and produced by CW Digital tel 01282 858200.

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