



NORTHERN TRUST
COMPANY LIMITED



OFF HOUGH LANE, LEYLAND, PR25 2TF

BALFOUR COURT

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FLEXIBLE / MODERN OFFICE SUITES

185 - 2,979 SQ FT (17 - 277 SQ M)

TO LET

DESCRIPTION

Balfour Court is a prestigious office scheme of self-contained individual suites, set around a landscaped courtyard. The town centre office building totals 12,088 sq ft and provides a range of high quality suites from 185 sq ft (2 persons) up to 2,979 sq ft which are available individually or combined. The offices benefit from shared facilities and are carpeted throughout, with LED lighting.

Externally the accommodation offers a good parking ratio with the courtyard to the front, and additional car parking available on the tarmac surfaced car park to the rear.

SPECIFICATION

The office accommodation at Balfour Court has been refurbished to a high standard and includes the following specification:

- LED Lighting
- Perimeter trunking
- Carpeted throughout
- Flexible terms
- On site car parking



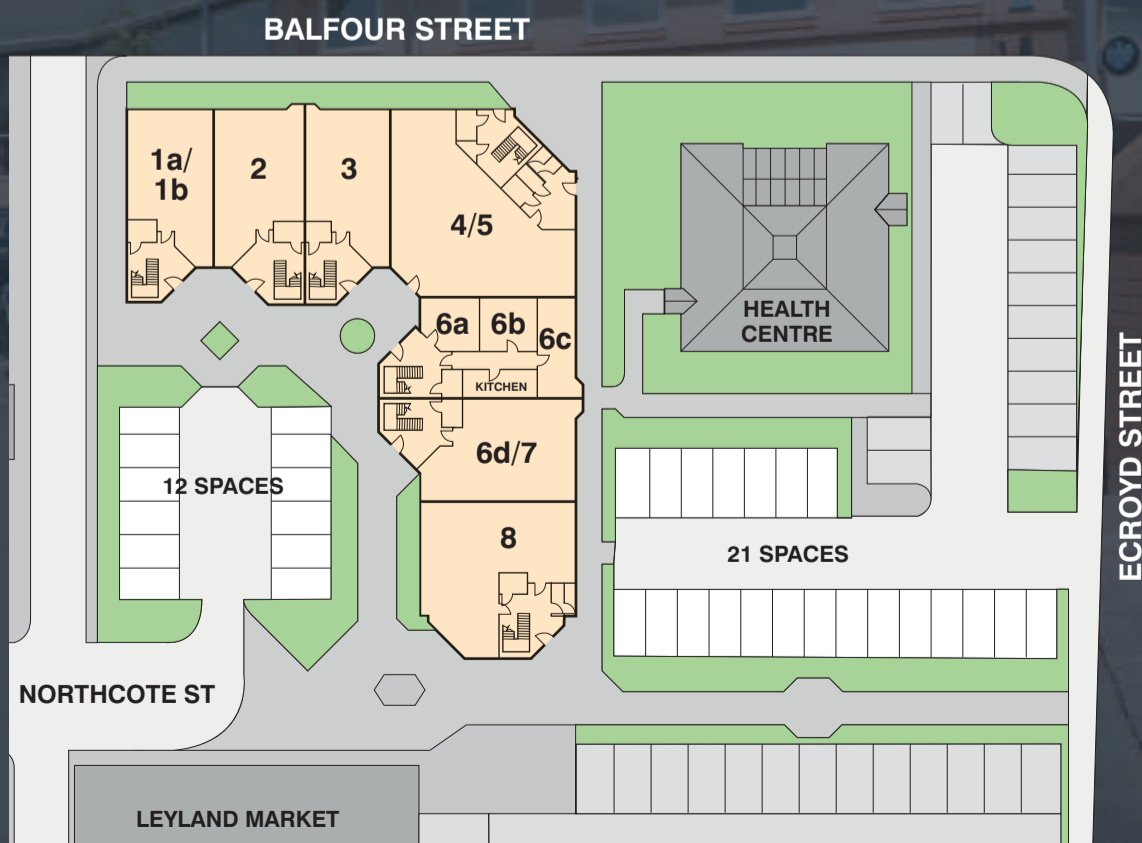
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SITE PLAN



ACCOMMODATION

SUITE	SQ FT	SQ M	CAR SPACE(S)
1A	681	63.27	2
1B	682	63.36	2
2	1,357	126.07	4
3	1,360	126.35	4
4	1,293	120.12	3
5	1,867	173.45	4
6A	185	17.19	1
6B	682	63.36	1
6C	200	18.58	1
6D	682	63.36	2
7	1,790	166.30	4
8	1,884	175.03	5
TOTAL	12,663	1,176.44	33

For current availability please contact the lettings agents. The EPC ratings on the available units range from B81 –D66. Copies of the individual EPC Certificates are available upon request.

INNOVATE @ BALFOUR COURT

Innovate @ Balfour Court forms part of the larger office building and provides a range of smaller suites from 2 persons (185 sq ft) upwards incorporating an all-inclusive pricing structure, delivering the ideal solution for start-up and small businesses looking for high quality office premises in an excellent location. Charges for gas, water, electric, maintenance and service charge are all included in one monthly bill enabling you to concentrate on running your business, not the property.

TERMS

There are a range of flexible leasing options available. Further details and full rental details can be obtained from the joint agents.

All figures quoted are exclusive of, and will be liable for VAT at the prevailing rate.



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LOCATION

Balfour Court office development is ideally situated just off the main high street, Hough Lane in Leyland. The premises benefit from the town centre location with excellent local amenities nearby, including retail outlets and eateries. Asda supermarket is a short distance away and McDonalds restaurant is within a 4 minute walk.

Leyland is a town in the South Ribble district of Preston. The property benefits from good transport links with Leyland Train Station on the West Coast main line only 8 minutes' walk away. Junction 28 of the M6 motorway is less than 1 mile away providing links to Preston to the north and Liverpool and Manchester to the south.

TRAVEL DISTANCES

M6 Junction 28	0.8 miles	4 mins
Preston	6.9 miles	21 mins
Chorley	5.3 miles	17 mins
M65	2.9 miles	7 mins
Manchester	28.6 miles	58 mins

VIEWING / AVAILABILITY FURTHER INFORMATION

For further information and current availability or to arrange a viewing please contact one of the joint agents.

**TAYLOR
WEAVER**
CHARTERED SURVEYORS
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**WHITTLE
JONES**
NORTH WEST
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TOWN CENTRE



EXCELLENT PARKING



EASY ACCESS



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. March 2018.

Premises available in over 200 locations throughout England and Scotland