



TO LET

SUITES 1 & 2

KINGS COURT BUSINESS CENTRE

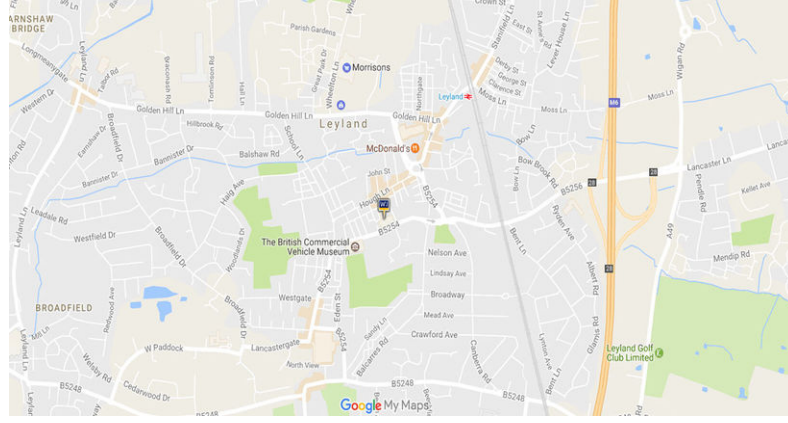
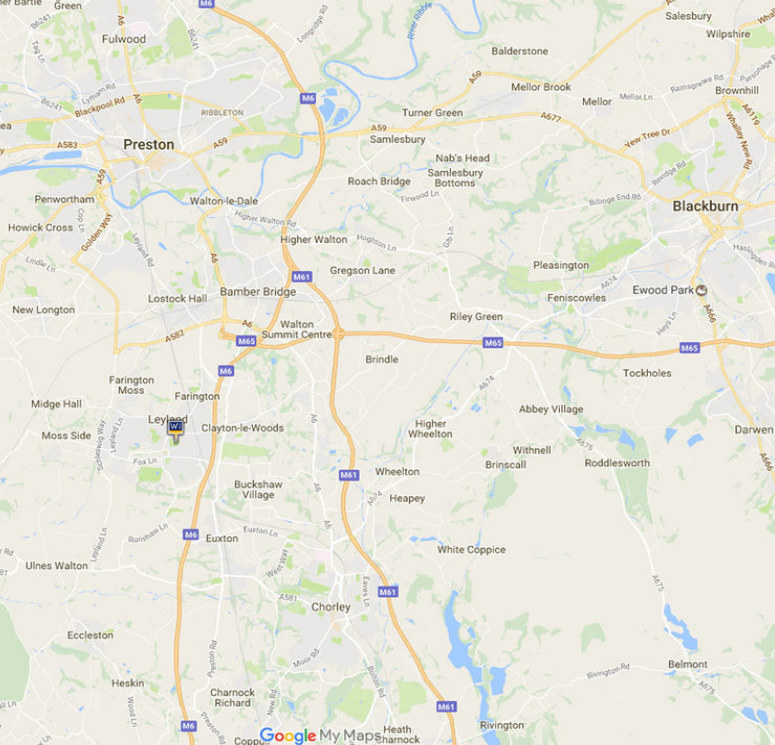
KING STREET, LEYLAND, PR25 2SF



- Established Location
- Close Proximity To Motorway
- Excellent Transport
- Ample Car Parking
- Good Local Town Centre Amenities
- Flexible Terms

OFFICE SUITES

4,735 SQ FT (439.89 SQ M)



TRAVEL DISTANCE

Location	Miles	Mins	Mode
J28, M6	0.6	2	Drive
Leyland Train Station	0.6	12	Walk
Town Centre Amenities	0.4	8	Walk
Preston	6.9	16	Drive

Source: theAA.com

SUITES 1 & 2, KINGS COURT BUSINESS CENTRE

KING STREET, LEYLAND



DESCRIPTION

Kings Court comprises a cluster of 3 separate buildings joined together and arranged in a 'U' shape around a central car park. The buildings have been divided into multiple units for industrial, showroom/trade counter and office uses.

Suites 1 & 2 form part of the office business centre, offering a good specification with a mix of open plan and cellular space. The first floor suites extend to a total of 4,735 sq ft.

SPECIFICATION

- On Site Car Parking
- First Floor Office / Business Suites
- Mix Of Open Plan And Cellular Space

EPC

The EPC ratings on the available units range from B49 - E116. Copies of individual EPC's are available on request.

VIEWING / FURTHER INFO

For further details and current availability or to arrange a viewing please contact us on 01257 238666 or email northwest@whittlejones.co.uk

LOCATION

Kings Court is located on King Street, the main arterial route on the periphery of the busy market town of Leyland. The premises benefit from the town centre location with excellent local amenities nearby, including retail outlets and eateries. Morrisons supermarket is only 5 minutes away and McDonalds restaurant is within a 4 minute walk. Leyland is a town in the South Ribble district south of Preston.

Kings Court has 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.

TERMS

There are a range of flexible leasing options available. For more details please contact us.



Whittle Jones - Lynton House, Ackhurst Business Park, Foxhole Road, Chorley PR7 1NY

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