



Hurstwood Court, Leyland, PR25 3UQ

Hurstwood Court is located just off Centurion Way adjacent to the Lancashire Business Park, minutes from the M65, M61 and M6.

Tenure	To Let
Available Size	5,694 sq ft / 528.99 sq m
Rent	£3,333 per month
Business Rates	Upon Enquiry
EPC Rating	Upon Enquiry

Key Points

- > Excellent Location
- > Modern units

Description

Hurstwood Court is a well established Industrial estate located within one of Lancashire's most extensive business areas. The estate benefits from a secure framed and gated perimeter with out of hours monitored CCTV.

The Industrial Units have been built to a modern hi-tech specification, benefiting from double height Roller Shutter access.

Location

Hurstwood Court is located just off Centurion Way adjacent to the Lancashire Business Park, minutes from the M65, M61 and M6 motorway networks. Preston and Chorley are within a 5 mile radius and both Manchester and Liverpool are within easy reach to the South.

Accommodation

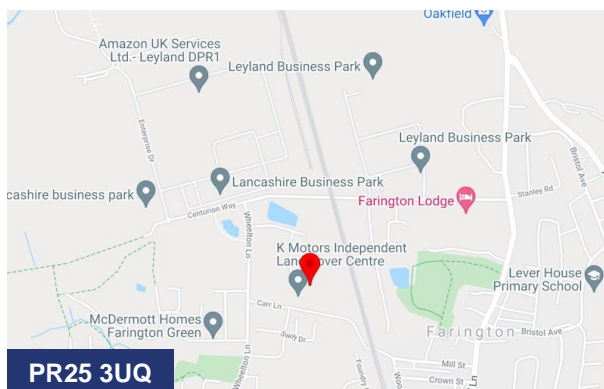
Description	sq ft	Rent	Service Charge
9D	5,694	£3,333 per month	£475 /month

Service Charge and Insurance

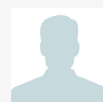
Each tenant will reimburse the Landlord the cost of building insurance and service charge. Service charge covers items such as communal landscaping and litter picking, CCTV monitoring and site maintenance etc.

VAT

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



Viewing & Further Information



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