



St George's Court

St George's Park, Kirkham, Preston

TO LET

A perfectly located, brand new development featuring 11 superb, self-contained office units, with all the facilities for today's modern business, ranging from **1700 ft² to 7000 ft² – total 26,286 ft².**



CALDER developments ltd

 **01772 471144**

By George ... what a location!

This unique development offers light, spacious and flexible accommodation with superb access to all major road and rail networks. Situated near the junction of the A585 and the A583 and just minutes from junction 3 of the M55, St George's Court has all the benefits of an out of town location, but offers quick and easy access to Blackpool, Lytham St Annes, Preston, Liverpool, Manchester and surrounding areas.

LOCATION

By Train – Kirkham & Wesham station, with regular connections to Blackpool and Preston, is less than 5 minutes' walk.

By Bus – There is a regular service from Blackpool and Preston.

LOCAL AMENITIES

St George's Park is on the outskirts of the market town of Kirkham, with a wide range of shops, banks and a Safeway supermarket.

The idyllic village of Wrea Green is just over a mile away and within less than 5 minutes' walk, there is a range of sports, leisure and recreational facilities.



St George's Court offers ...

- An excellent location
 - On site parking
 - Quality design and finish
 - Modern, open plan space
 - Competitive rental
- ... and it's ready for immediate occupation



SPECIFICATION

- Computer floor/data outlet boxes
- Stainless steel architectural features
- Architectural aluminium feature windows
- Ash veneered doors
- Controlled heating system
- Elevator – unit 11
- Recessed category 2 lighting system
- External recreation areas within courtyard

"It was a refreshing change to manage a project that was driven by quality rather than by cost".

John Halliwell
Project Manager, R J Consultancy

"St George's Court has exceeded our design intention to create modern, light and airy flexible office space with its own sense of place".

Stephen Tortely – Mellor Architects



ACCOMMODATION

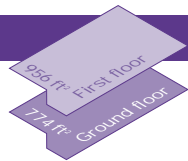


Units 1-6, 9 & 10

First floor	-	956 ft ²
Ground floor	-	774 ft ²
Total	-	1730 ft²

Parking

5 dedicated spaces
1 shared disabled space



5 detached units, incorporating 11 self contained, two storey offices.

Please note:

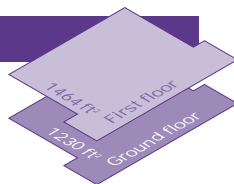
Whilst units are being let on a two storey basis, consideration may be given to letting individual floors.

Units 7 & 8

First floor	-	1464 ft ²
Ground floor	-	1230 ft ²
Total	-	2694 ft²

Parking

7 dedicated spaces
1 dedicated disabled space

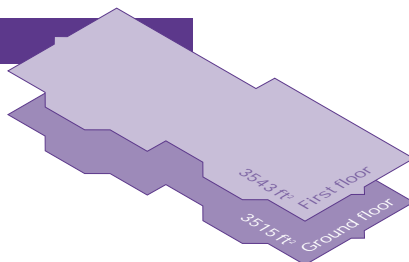


Unit 11

First floor	-	3543 ft ²
Ground floor	-	3515 ft ²
Total	-	7058 ft²

Parking

20 dedicated spaces
2 dedicated disabled spaces



TERMS

Available to lease on terms to be agreed on a full repairing and insuring basis.

SERVICE CHARGE

Details on request.

VAT

Rentals and service charge will be subject to VAT.

VIEWING

Internal inspection available 7 days per week, by appointment only. Contact Matthew Brook at Calder Developments



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