

Phone: 01282 428486
E-mail: info@whiteacres-property.co.uk
Website: www.whiteacres-property.co.uk



TO LET

- Substantial office facility with large onsite car park
 - Range of office sizes to suit various businesses
- Serviced facility with meeting rooms and superb manned reception
 - Lift to all floors and on-site catering
- Great location being within a few minutes' walk of Accrington's Train Station, Bus Station and a substantial Tesco Supermarket
 - Very competitive rental terms available



**The Globe Centre
St. James Square
Accrington
Hyndburn
BB5 0RE**

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LOCATION

The Globe Centre is situated on the edge of Accrington town centre in the borough of Hyndburn.

The centre is located close to Accrington's main railway station, the town centre and a substantial Tesco's supermarket.

Junction 7 of the M65 is less than 2 miles from the property.

DESCRIPTION

A well-established fully serviced office facility on the periphery of Accrington town centre.

The Globe Centre is one of the most established office centres in the Northwest of England and is home to tenants such as Accrington & Rossendale College, BT, Regenerate Pennine Lancashire and Hyndburn Enterprise Trust.

The centre has a range of office sizes to suit various businesses.

We understand the smaller offices are available at all inclusive rents to assist small businesses with a single monthly payment.

The Globe Centre has a superb modern reception with meeting rooms available for use by tenants. Modern WC facilities, a lift to all floors and staff to assist with tenants needs.

ACCOMMODATION

The accommodation has been measured on a net internal basis (excluding toilets and corridors) and a breakdown has been provided on the availability schedule on the table below.

RENT

Please see the attached table for a list of weekly rents in relation to each office.

VAT

We have been informed that the rents quoted are subject to VAT at the prevailing rate.

BUSINESS RATES

Each suite has a separate assessment for business rates which have been detailed below;

Suite 8 – £13,000.
Suite 14 – £12,000.

A prospective tenant is likely to benefit from a discount via the Governments Small Business Rates Relief Initiative and must contact Hyndburn Borough Council on 01254 388111 to confirm further details.

SERVICES

We understand that the offices have the benefit of all mains services.

SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify that all services/appliances are in working order and are of suitable purpose being adequate for their needs.

OUTGOINGS

In addition to the rent and any business rates liability the tenants are to be responsible for a contribution towards the buildings insurance, the service charge and all services connected to the property.

PLANNING

It is the prospective tenant's responsibility to verify that their intended use is acceptable to the local authority.

GRANTS

We are informed that Hyndburn Enterprise Trust do have some grant funding available and interested parties should contact them directly on 01254 600625.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in this transaction.

VIEWING

For further information or to arrange a viewing please

Contact:

Whiteacres

Tel: 01282 428486

Email: info@whiteacres-property.co.uk

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AVAILABILITY AS OF THE 1st OF MARCH 2020

THE GLOBE CENTRE TENANCY SCHEDULE			
SUITE	SQUARE FOOTAGE	ANNUAL RENT	WEEKLY RENT
SUITE 8	1,657	£13,256.00 + VAT	£276.17 + VAT
SUITE 14	1,651	£13,208.00 + VAT	£254.00 + VAT

Please note that the above prices exclude business rates, service charge, buildings insurance and VAT. However certain smaller offices are available at an all-inclusive rate and tenants should contact our office to discuss for an exact breakdown of costs.

MISDESCRIPTION: These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.