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# TO LET

- Ground floor office suite extending to 4,800 sq ft (445 sq m) located at junction 9 of the M65 motorway
- Attractive building with glazed frontage, modern reception, shared male & female toilets and landscaped gardens
- High spec. offices with tinted windows, air conditioning, suspending ceilings, LED lighting, carpets & blinds
- Open plan office layout with self-contained kitchen and dining area plus private office/meeting room
  - Substantial on-site car park with 20 – 30 allocated spaces
- Attractive landscaped site in an extremely popular location with good accessibility to Blackburn, Manchester and Preston
- Available for immediate occupation and the suite may split depending on a tenants requirements



Part Crown House  
Bridgewater Close  
Network 65 Business Park  
Burnley  
BB11 5TT

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## LOCATION

The property is located on Bridgewater Close on Network 65 Business Park which is located at junction 9 of the M65 motorway.

Network 65 is a modern business park with good access to the motorway network being within a 30 minute drive of Blackburn, Preston and Manchester.

The modern business park is also home to Wykamol Products, Steon Lighting, Paradigm Engineering and Glen Dimplex Heating & Ventilation.

## DESCRIPTION

A fully open plan ground floor office suite located at junction 9 of the M65 motorway. The property is available by way of a sub-lease.

The open plan office suite has a raised floor with various network points, air conditioning, new suspended ceiling with LED lighting, tinted windows, a private meeting room, kitchen & dining area and carpets & blinds.

The office suite has use of refurbished shared male, female & disabled toilet facilities together with 25 – 30 allocated car parking spaces.

The property is located in a picturesque setting with landscaped gardens and has a modern shared reception with full height feature glazing.

## ACCOMMODATION

The accommodation has been measured on a gross internal basis and extends to the following approximate areas.

DESCRIPTION	SQ FT	SQ M
Open plan office suite	4,537.0	421.5
Private meeting room	257.3	23.9
<b>GIA</b>	<b>4,794.3</b>	<b>445.4</b>

## RENT

The property is available by way of a new lease for a minimum term of three years at a rent of £4,800 per month + VAT.

## VAT

We understand the rent quoted is subject to VAT at the prevailing rate.

## BUSINESS RATES

The business rates are to be reassessed however further details of the likely payable amount can be supplied on request.

## SERVICES

The office suite will be equipped with wireless broadband, air conditioning, its own kitchen and use of shared modern toilet facilities.

## SERVICES RESPONSIBILITY

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

## OUTGOINGS

In addition to the rent the tenants will be responsible for the business rates, buildings insurance, all services connected to the property and a service charge to cover the cost of maintaining the common parts.

## PLANNING

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

## LEGAL COSTS

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

## VIEWING

For further information or to arrange a viewing please contact sole agents Whiteacres Property on;  
Tel: 01282 428486  
Email: info@whiteacres-property.co.uk  
Web: www.whiteacres-property.co.uk

## SUBJECT TO CONTRACT