

TO LET



Fully refurbished office/showroom accommodation in prominent town centre building

Ground Floor Of Britannic House, St James Row, Burnley, BB11 1DR

-  Ground floor office suite extending to approximately 2,287 sq ft (212 sq m)
-  High spec facility ideal for solicitors, accountants, financial advisors, estate agents or web design agency
-  A town centre position close to the job centre, Southern's Solicitors and Donald Race & Newtons Law
-  Premises may be suitable for high end showroom accommodation
-  Highly prominent town centre position with excellent frontage to both St James Row and Hargreaves Street
-  Landlords to completely refurbish the accommodation to a tenants specification
-  Available for immediate occupation
-  Potential free business rates for eligible tenants

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is located in a prominent position on the corner of St James Row and Hargreaves Street in Burnley town centre.

There are other professional business in the immediate vicinity including Southern's Solicitors, Donal Race & Newton Solicitors, Vanguard Law, various estate agents and recruitment consultants.

The building is in a prime location in the professional area of Burnley town centre yet close to the main high street and various coffee shops and bars.

Description

A quality self contained retail/office suite in a highly prominent position close to the job centre, solicitors and accountants.

The property was occupied for many years by Vedas recruitment and offers open plan office/retail space with tinted glazing and triple aspect frontage.

The landlords have completely refurbished the accommodation with new floor coverings, suspended ceilings with LED lighting, new heating system, modern kitchen, toilets and private meeting rooms.

The property is now available for immediate occupation.

Accommodation

The accommodation has been measured on a gross internal basis including all corridors kitchens and toilets and extends to the following approximate areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Front Office Space	13.6m x 5.4m	789.4	73.3
Rear Office Space	13.5m x 3.6m	525.9	48.8
Storage / Meter Room	3.8m x 1.8m	73.1	6.7
Meeting Room	5.5m x 3.6m	212.4	19.7
Directors Office	5.9m x 5.6m	353.1	32.8
GIA		2,287.1	212.4

Terms

The whole of the ground floor is available by way of a new lease for a minimum term of 5 years at an exclusive rent of £30,000 per annum plus VAT.

Vat

We have been informed that the rent in relation to this property will be subject to VAT at the prevailing rate.

Business Rates

We have been verbally informed the rateable value for the property is £10,750.

The prospective tenant is likely to benefit from 100% discount with the government small business rates relief initiative and must contact Burnley Borough Council on 01282 425 011 to confirm full details.

Outgoings

In addition to the rent and any business rates liability the tenants are to be responsible for all services connected to the property including water rates together with the buildings insurance that will be recharged by the landlords.

We understand the occupiers of the ground floor are to contribute 20% towards the cost of the external upkeep of the whole building further details of which are available on request.

Services

We understand the property will have the benefit of air conditioning and mains electricity however there is no gas connected to the property.

Service Responsibility

It is the prospective tenants responsibility to verify that all service and appliances are in working order and are of suitable purpose being adequate for their needs.

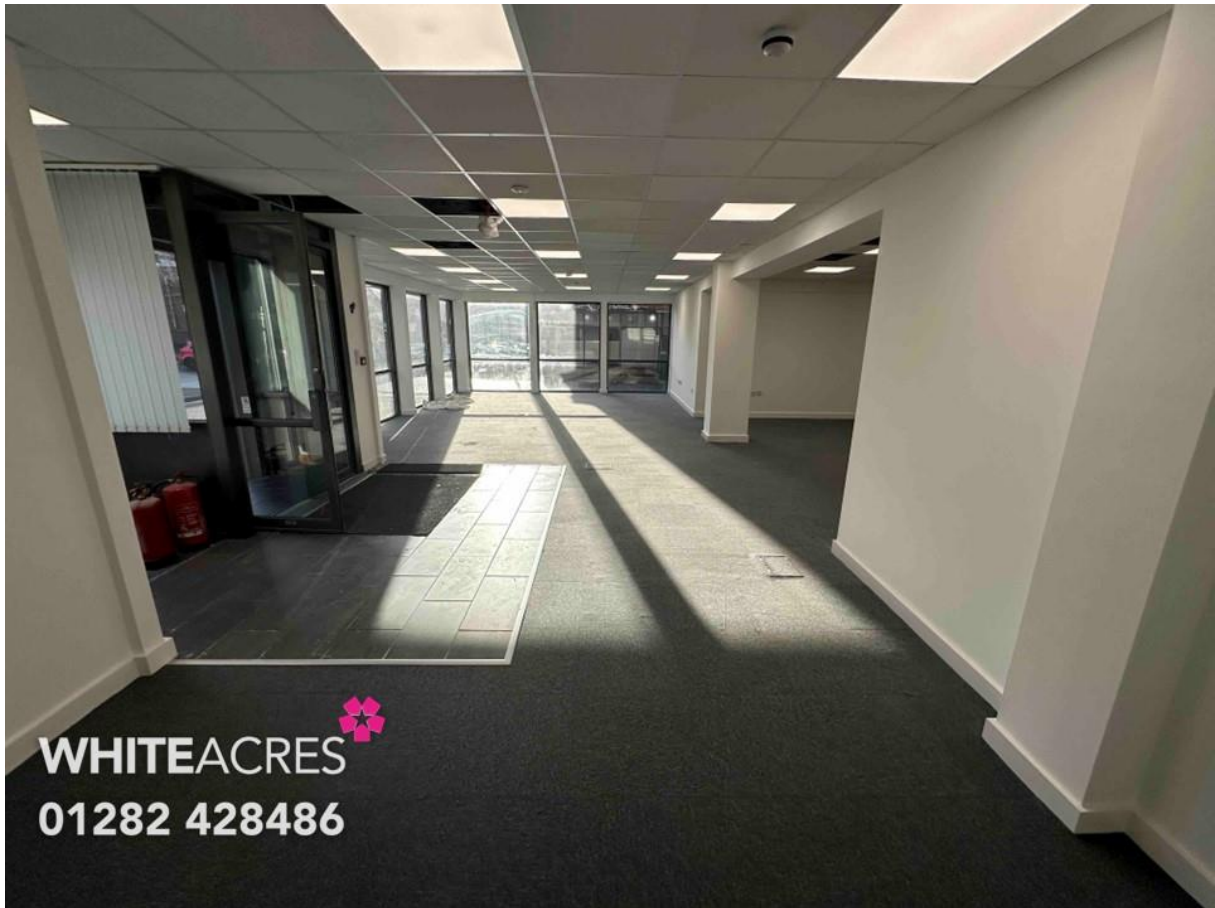
Viewings

Please contact the agents:

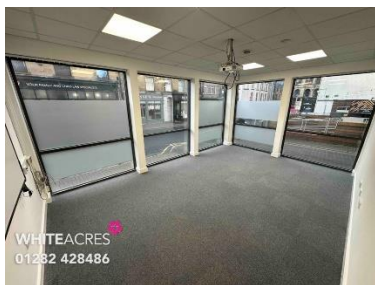
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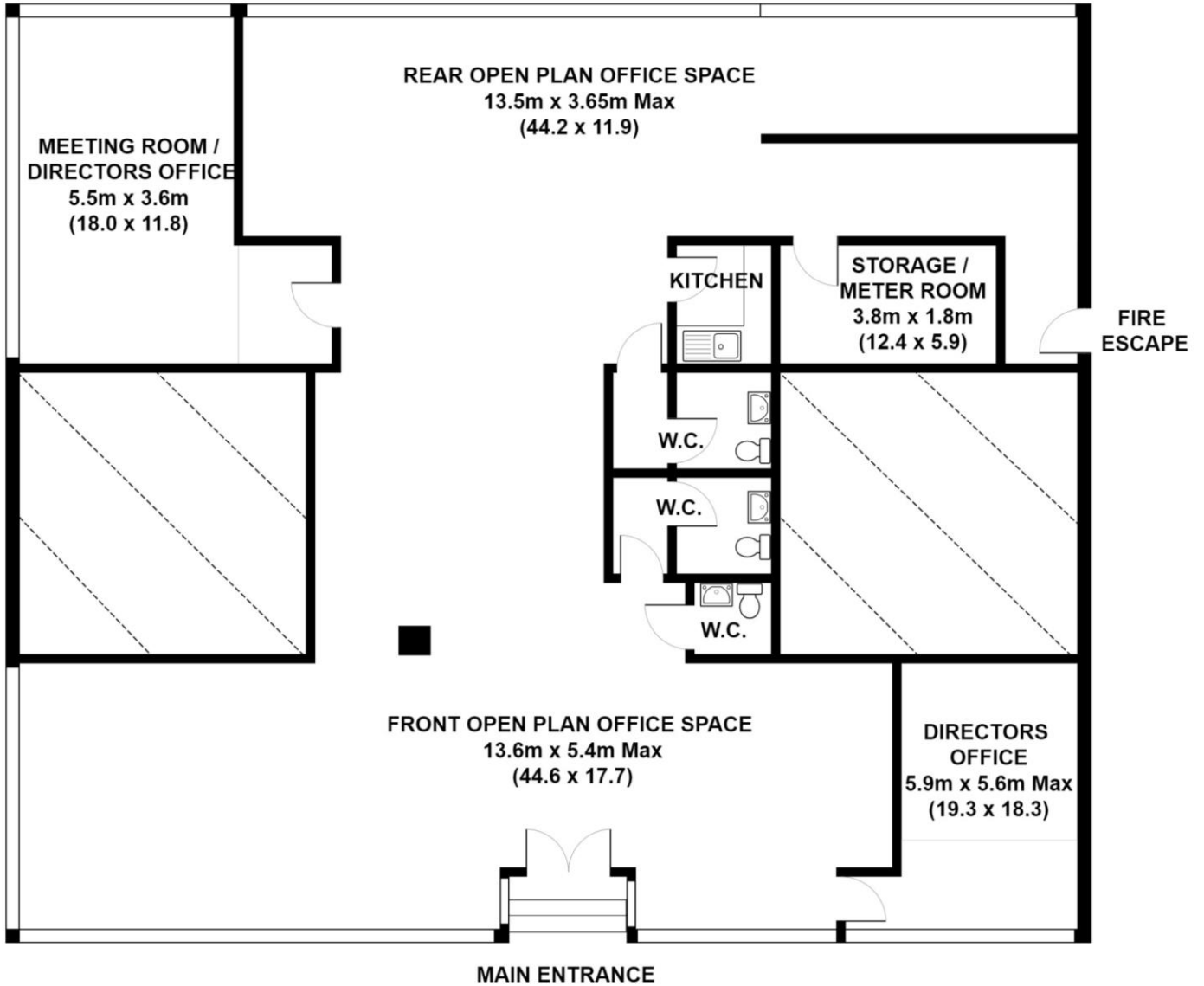


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PROMINENT GROUND FLOOR OFFICE SPACE
Approx 212.4 sq. meters (2,287.1sq. feet)



For illustration purposes only - not to scale