




TO LET



Superb canal side office suite extending to approximately 1,500 sq ft

8B Slaters Terrace, Weavers Triangle, Trafalgar Street, Burnley, Lancashire, BB11 1BU

-  High spec open plan office accommodation extending to approximately 1,500 sq ft
-  Grade 2 listed building with sash windows and balconies with views over Burnley
-  Office suite available immediately having access to a 1GB internet supply
-  Good access to the M65 motorway and within a short walking distance of Burnley town centre
-  Heritage trust development site in canal side position
-  Air conditioning, dado trunking, modern floor coverings and access to shared meeting rooms (at an additional cost)
-  Modern shared kitchen and toilet facilities
-  7/8 allocated car parking bays with barrier security

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

Location

Slaters Terrace is positioned off Trafalgar Street in the heart of the Weavers Triangle development scheme adjacent to the UCLAN college building and offices belonging to the Prince's Trust.

The property runs parallel with the Leeds Liverpool canal and is within half a mile of junction 10 of the M65 motorway within a short walk of Burnley town centre and its amenities.

Description

Whiteacres are pleased to offer to the market a high specification open plan office suite in the heart of the heritage trust Weavers Triangle development.

The offices provide open plan accommodation with exposed stone work, Georgian windows and French doors overlooking the Leeds Liverpool canal.

The accommodation is rectangular in shape with dado trunking, Fluorescent lighting, modern floor coverings and has access to a 1GB internet supply.

The premises has heating and cooling air conditioning and is available for immediate occupation.

The premises has access to shared meeting rooms (at an additional cost), modern kitchen and shared toilet facilities.

Externally there is off road car parking for 7-8 vehicles which benefit from barrier security.

Accommodation

The offices have been measured on a gross internal basis and extend to the following approximate areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
GIA		1,500	139.35

Terms

The offices are available by way of a new lease for a term to be agreed.

Rent

£18,750 per annum plus VAT.

Vat

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

Business Rates

To be assessed.

Outgoings

In addition to the rent and any business rates liability the ingoing tenants will be responsible for all services connected to the property including water rates and the service charge which is understood to be £1.65 per sq ft plus VAT inclusive of buildings insurance.

Services

The property has the benefit of heating and cooling air conditioning, mains electricity and shared kitchen and toilet facilities.

Service Responsibility

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

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

Please contact the agents:

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