

TO LET



Well presented office space extending to approximately 2,388 sq ft

Self Contained Office Suite Union Mill Business Centre, Watt Street, Sabden, BB7 9ED

- ❁ Quality refurbished first floor suite extending to approximately 2,388 sq ft
- ❁ High spec facility providing open plan office space with three private rooms
- ❁ Attractive stone building with excellent natural light, cast iron columns, shared modern kitchen and bathroom facilities
- ❁ Stunning Ribble Valley location positioned close to Whalley, Clitheroe being at the foothills of Pendle
- ❁ High quality finish with LED sensor lighting, gas fired central heating, modern floor coverings, feature glazing and dado trunking
- ❁ Offices available for immediate occupation
- ❁ Many historic features with the suite available for immediate occupation

Location

Union Mill Business Centre is located on Watt Street in the heart of Sabden Village nestled in the stunning Ribble Valley at foot of Pendle Hill.

The Business Centre is within a 15 minute drive of Burnley and a 10 minute drive of both Clitheroe and the village of Whalley.

Description

A stone-built former weaving mill sympathetically converted into high end office accommodation positioned in a stunning countryside location.

The first floor office suite offers open plan accommodation with three private offices and is located within a short drive of Clitheroe and the village of Whalley.

The office suite was previously occupied by a digital media company and offers open plan accommodation with countryside views.

The office suite has excellent natural light boosted by LED lighting, modern floor coverings and three well appointed private offices. The property has an additional meeting room available to onsite tenants together with a successful café and a courtyard with seating providing excellent break out area for staff to enjoy the spectacular countryside views.

The Business Centre has been refurbished to exacting standards with the suite being situated on the first floor and being available for immediate occupation.

The monthly payment includes rent, all services, buildings insurance, the cleaning & maintenance of the communal areas, toilets and kitchen.

Accommodation

The accommodation has been measured on a gross internal basis (excluding toilets and corridors) and extends to the following approximate areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Main Office		1,303	121.1
Meeting Room		263.9	24.5
Internal Office 1		429.2	39.8
Internal Office 2		392	36.4
GIA		2,388.1	221.8

Terms

The property is available by way of a new lease for a term to be agreed at an exclusive rent of £2,950 per calendar month.

Bond

The prospective tenant will be required to pay a rent deposit equivalent to one months rent which will be held by the landlords for the term of the tenancy.

Vat

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

Business Rates

We expect the occupier of the office should benefit from 100% rates relief as part of the Government's small business rates relief scheme.

It is however dependent on the tenant's circumstances and all interested parties must contact Ribble Valley Borough Council on 01200 425111 to confirm all the necessary details.

Outgoings

The monthly payment includes rent, all services, buildings insurance, the cleaning & maintenance of the communal areas, toilets and kitchen.

In addition to the monthly payment and any business rates liability the tenant is to be responsible for their own broadband, telephone package.

Services

The office has the benefit of heating, electricity, lighting and use of communal toilets, a shower room and a fully equipped kitchen.

Service Responsibility

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

Legal Costs

The Landlords will provide a standard Tenancy Agreement and no costs will be required for the preparation of this document.

Viewings

Please contact the agents:

Kelly McDermott
01282 428486
kelly@whiteacres-property.co.uk

Jonathan Wolstencroft
01282 428486
jonathan@whiteacres-property.co.uk

Whiteacres Property
10 Church Street, Padiham, BB12 8HG

