

TO LET



Highly prominent two storey office extending to approximately 2,960 sq ft

Unit 4 Rising Bridge Business Centre, Blackburn Road, Accrington, BB5 2AL

- ❁ Well equipped two storey office suite in prominent main road position
- ❁ Premier business park well located to service the Northwest
- ❁ Excellent motorway connections being close to the M66, having good access to Bury, Bolton and Manchester
- ❁ Six allocated onsite car parking spaces with secure courtyard
- ❁ Air conditioning, dado trunking, male & female toilets and good natural light
- ❁ Positioned close to McDonalds, Starbucks and within a short drive of Haslingden town centre
- ❁ Competitive rent being available for immediate occupation

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

Location

The property is located on Blackburn Road (A680) in Rising Bridge which is located between the towns of Accrington and Haslingden.

The property is located close to the A56 which connected to the M66 and is within a 20 minute drive of Bury and Manchester.

Description

A high spec. two storey office suite in a superb location close to the A56 and M66 with excellent motorway connections.

The property comprises of a highly prominent two storey office suite which was occupied by Safe Style UK for many years and is of stone construction with large windows and excellent natural light.

The premises comprises of fully open plan two storey offices with feature glazing, modern bathrooms and shower facilities.

The office suite has air conditioning, dado trunking, suspended ceilings with LED lighting, modern reception and eight allocated onsite car parking spaces.

The property is available for immediate occupation and ideal for various companies.

Accommodation

The office has been measured on a gross internal basis including toilets, corridors and stairwells and extends to the following approximate areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground Floor	13.9m x 9.9m	1,481.1	137.59
Second Floor	13.9m x 9.9	1,481.1	137.59
GIA		2,962.2	275.19

Terms

The property is available by way of a new lease for a term to be agreed at a rent of £22,000 per annum plus VAT.

Vat

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

Business Rates

The rateable value for the suite is to be assessed.

For further details please contact Hyndburn Borough Council on 01254 388111.

Service Charge

There is a service charge for maintenance and upkeep of the common parts, which is estimated at £1.50 per sq ft. Further details of which are available on request.

Outgoings

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

Services

We understand the property has the benefit of mains electricity, mains water and air conditioning.

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

The landlords will prepare their own tenancy agreement at no additional cost to the tenants. The tenants are encouraged to obtain legal advice in relation to this documentation at their own cost.

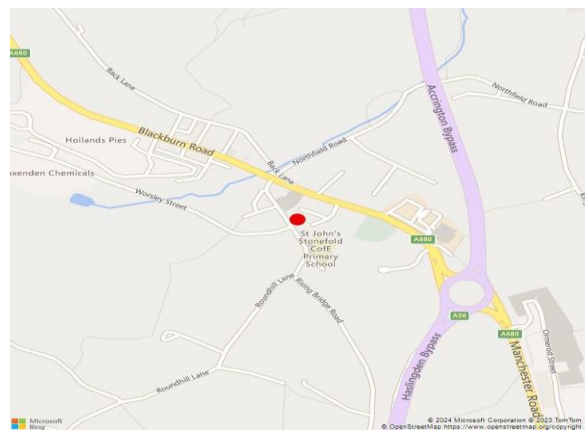
Viewings

Please contact the agents:

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PLEASE NOTE THIS SITE PLAN IS FOR IDENTIFICATION PURPOSES ONLY AND A PROSPECTIVE TENANT OR THEIR SOLICITOR MUST VERIFY THE BOUNDARIES OF THE SITE PRIOR TO MAKING ANY LEGAL COMMITMENT.