

TO LET/FOR SALE



High spec office accommodation from 943 sq ft through to 2,034 sq ft

Suite 5 Vantage Court, Riverside Way, Barrowford, Nelson, Lancashire, BB9 6BP

- ❁ High spec office suite with air conditioning, tinted glazing and fully tiled male and female toilets
- ❁ Well positioned being close to junction 13 of the M65 motorway and within walking distance of Barrowford village
- ❁ Security alarm system, dado trunking and door entry system positioned close to Hughes & Co Accountants, Serium IT Solutions, Plumbworld and VS Group
- ❁ Available as a whole building or on a floor by floor basis with rents from £12,000 PA plus VAT
- ❁ Open plan offices and a modern kitchen on the ground floor and four self contained offices on the first floor
- ❁ Six allocated onsite car parking bays
- ❁ Available for immediate occupation
- ❁ Ideal for professional business, call centre, solicitors, accountants or financial advisors
- ❁ Potential hybrid facility with a ramp and loading doors to the rear of the premises
- ❁ Accommodation available from 943 sq ft

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

Location

The property is located on Vantage Court close to junction 13 of the M65 motorway and the borough of Pendle.

Vantage Court business park is positioned within walking distance of both Nelson town centre and the village of Barrowford on a mixed residential and commercial location.

The business park is well established with other companies on the estate including Serium IT Support, Hughes & Co Accountants and the VS Group.

Description

A modern end parade two storey office suite in a prime position on a modern office park on the edge of the village of Barrowford.

The property offers mainly open plan office accommodation on the ground floor together with a stock room, modern kitchen and small loading bay to the rear of the site.

The first floor comprises of four modern self-contained offices with good natural light and surrounding windows. The premises has a modern reception/entrance together with both male and female toilet facilities located on the ground floor.

The property was built to a high specification including tinted glazing, air conditioning, dado trunking, security alarm system and intercom door entry.

The property is available as a whole building or on a floor by floor basis with accommodation from 940 sq ft to 2,090 sq ft. The site has six allocated car parking spaces and is available with immediate occupation.

Accommodation

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

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground Floor		943.8	87.68
First Floor Office		1,090.4	101.3
GIA		2,034.2	188.98

Rent

The ground floor and first floor are available independently at a quoting rent of £12,000 per annum plus VAT. The whole building combined is available at a quoting rent of £22,500 per annum plus VAT.

Purchase Price

Offers in the region of £295,000.

Vat

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

Terms

The property is available in its entirety or on a floor by floor basis for a minimum term of three years based on full repairing and insuring terms.

Business Rates

We have been informed by the valuation office website that the whole property has a rateable value of £25,500 per annum with a prospective tenant paying approximately 50% of this amount.

Should a tenant take the property on a floor by floor basis we expect they will be eligible for small business rates relief and further enquiries should be made directly to Pendle Borough Council on 01282 661661.

Outgoings

In addition to the rent and the business rates liability the tenants are to be responsible for all services connected to the property including water rates. The buildings insurance which will be recharged by the landlords and the service charge for the external maintenance of the site, further details of which are available on request.

Services

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

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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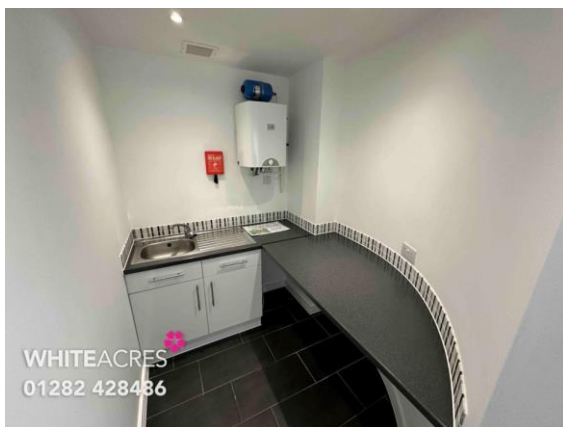
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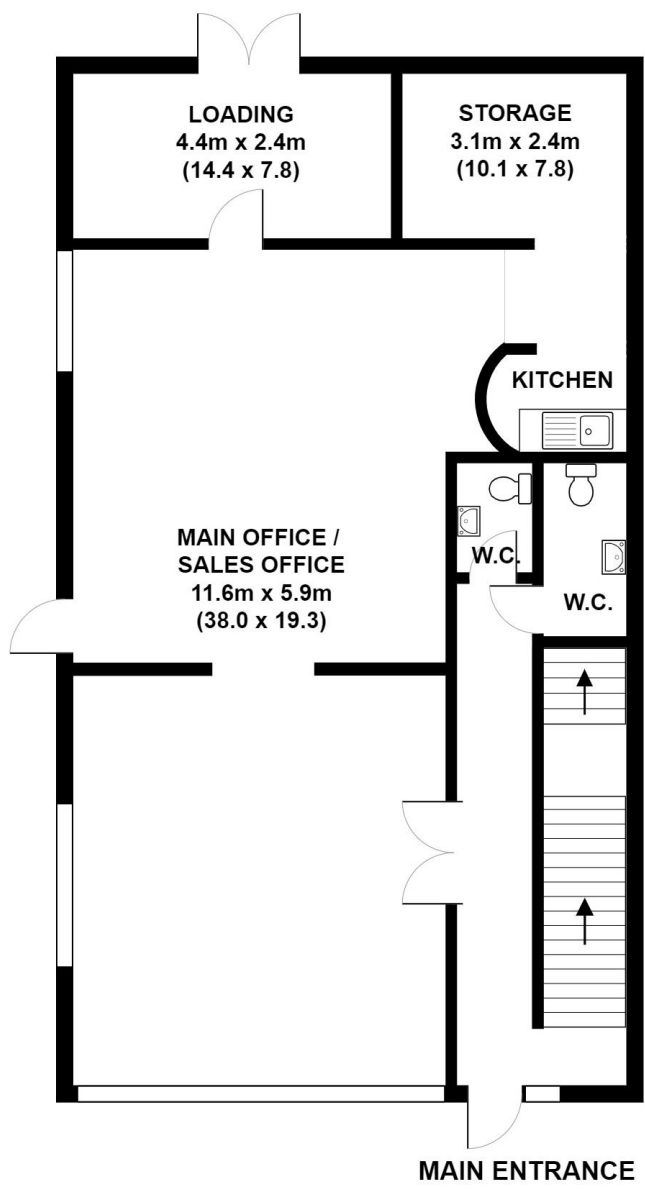


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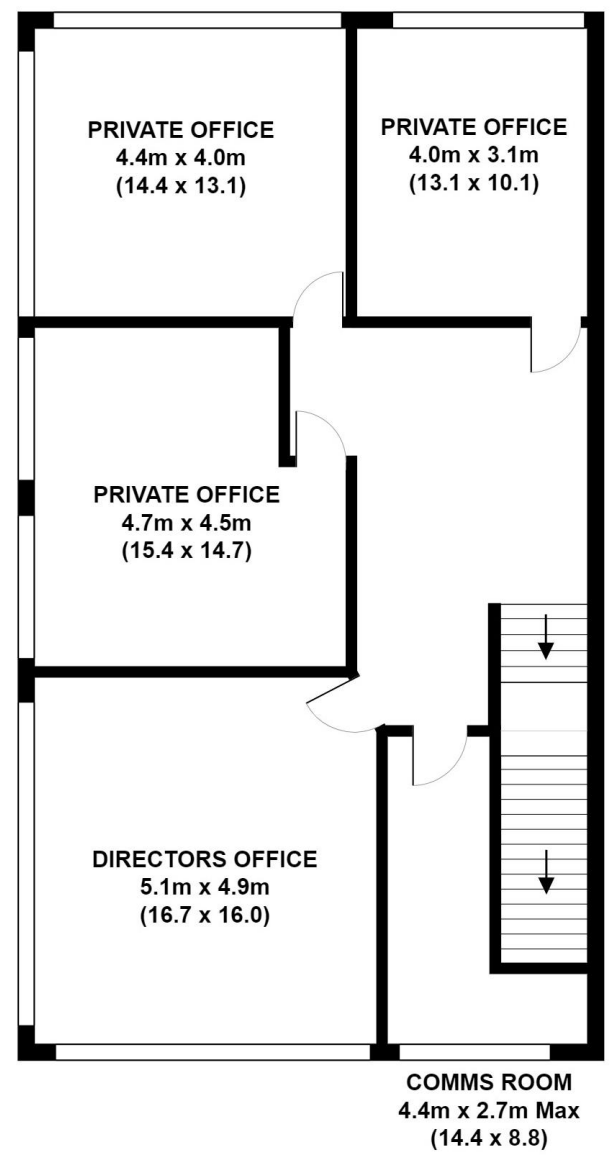
QUALITY TWO STOREY OFFICE FACILITY

(Approx 188.9 sq meters 2,034.2 sq ft)

GROUND FLOOR



FIRST FLOOR



FOR ILLUSTRATION PURPOSES ONLY - NOT TO SCALE