

TO LET



Air conditioned prime town centre office suite available immediately

Suite 3B St James House, St James Row, Burnley, Lancashire, BB11 1DR

- ❁ Self contained office suite now available on the third floor
- ❁ Quality town centre office space available for immediate occupation
- ❁ Lift access and modern male and female toilets on each floor
- ❁ Prime town centre position close to various solicitors, accountants, banks and building society's
- ❁ Each suite offering a mix of open plan and private office space
- ❁ LED lighting, air conditioning, perimeter trunking and modern kitchens
- ❁ Panoramic views of the town centre
- ❁ Various paid car parks available in the immediate vicinity
- ❁ Close to various restaurants, delis, and sandwich bars

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

Location

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

The building is located close to various solicitors, accountants, banks/building society's and job centre. The property is also close to various sandwich shops, restaurants and coffee bars.

There are a number of paid car parks in the immediate vicinity together with restricted 40 minute on street car parking on the surrounding streets.

Description

Highly prominent town centre building featuring a quality office suite that is available for immediate occupation on the third floor.

St James House was refurbished a number of years ago and provides top quality office accommodation over four floors with a lift to each level and modern male and female toilets on every floor.

The office suite is positioned on the third floor with panoramic views of the town centre. The office suite offers a large principle office with two private internal offices and a modern kitchen.

The accommodation is finished to a high standard and is in excellent decorative order with LED lighting, perimeter trunking and air conditioning.

The office suite is available for immediate occupation further details of which are available from our Padiham office.

Accommodation

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

Suite 3B

Main office	811.6	75.4
Private office	387	35.95
Side office	325.61	30.25
Canteen	143.48	13.33
GIA	1,667.69	154.93

Terms

The office is available by way of a new 3 year lease based on the following terms:

3B monthly rental £1,250 plus VAT

The service charge is £500 per calendar month for each office and includes maintenance of the lift, cleaning of all common parts and a fully manned reception.

Vat

We have been verbally informed the rent in relation to this property is subject to VAT at the prevailing rate.

Business Rates

To be assessed further details on request.

Outgoings

In addition to the rent and any business rates liability the tenants are to be responsible for a contribution towards the buildings insurance, the service charges and all services connected to the office suites.

Services

We have been informed the property has the benefit of mains electricity and water together with provision for broadband.

Service Responsibility

It is the prospective tenants 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:

Kelly McDermott
01282 428486

kelly@whiteacres-property.co.uk

Jonathan Wolstencroft
01282 428486

jonathan@whiteacres-property.co.uk

Whiteacres Property
Church House, 10 Church Street, Padiham, BB12
8HG

