



Driver House, 4 St. Crispin Way, Rossendale, BB4 4PW

The property is situated in a prominent position on St Crispin Way with immediate frontage to the A56 Haslingden by-pass.

Tenure	To Let
Available Size	12,497 to 26,253 sq ft / 1,161.01 to 2,438.98 sq m
Business Rates	Upon Enquiry
EPC Rating	D

Key Points

- > Great Location
- > Car Parking
- > A number of well known local companies

Description

The property is a detached two storey office building constructed of steel frame with attractive stone, brick elevations and feature glazing. The building has generous parking provision, with 75 onsite car spaces with two entrances to St Crispin Way.

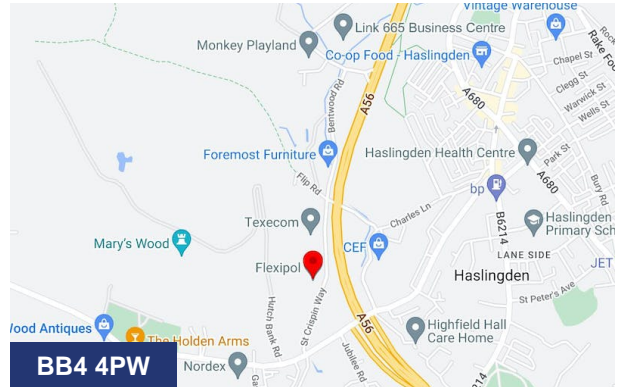
Location

Haslingden is a town in Rossendale, Lancashire 16 miles north of Manchester and forms part of a conurbation with Bacup and Rawtenstall. The town can be reached from either Junction 5 or 8 of the M65 Motorway or from the start of the M66 Motorway. Nearby towns include Burnley (10 miles to the north), Bolton (12 miles to the south west), Blackburn (11 miles to the north west) and Rochdale (12 miles to the south east).

Accommodation

The accommodation comprises the following areas:

Name	sq ft	Rent	Rent (sq ft)
Ground - GF	12,497	£9,372 per month	£9
1st - First Floor	13,756	£10,317 per month	£9
Building - Driver House	26,253	£17,502 per month	£8



Viewing & Further Information



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