

FIBRE AVAILABLE



# DESIGNED LED REFURBISHMENT



**Hardmans Mill, New Hall Hey Road, Rossendale, BB4 6HH**  
Recently refurbished mill accommodation located directly opposite New Hall Hey Retail Park.

Tenure	To Let
Available Size	423 to 1,482 sq ft / 39.30 to 137.68 sq m
Rent	£460 - £1,605 per month
EPC Rating	E (109)

## Key Points

- > On-site Parking
- > 30 mins from Manchester
- > Informal Meeting Facilities
- > Passenger Lift
- > Adjacent to A682 by-pass
- > Break Out Rooms

## Description

The business centre is ideally equipped to meet the needs of new and established businesses with high quality office suites available in a range of sizes and suitable for a wide variety of uses. Many of the offices have retained the building's original features including the original supporting columns and exposed brick barrel vaulted ceilings. There is a visitor call system to each suites, CCTV, two lifts and meeting room facilities.

## Location

Hardmans Business Centre is located in an attractive semi-rural location on the banks of the River Irwell, let than 10 minutes' walk from Rawtenstall town centre. It is one of the key landmark buildings in the area and occupies a strategic position within the region next to the A682 by-pass, which directly links to the M66 and the national motorway network within 3 minutes. Manchester City Centre is less than 30 minutes' drive and all Lancashire towns can be reached within 20 minutes. Ideally located opposite New Hall Hey retail park, shops include Marks and Spencers, TK Maxx, Pets at Home, Aldi, Home Bargains, Card Factory, Dominos Pizza and Costa Coffee.

## Accommodation

Description	sq ft	Rent
Suite 2	762	£889 /month
Suite 10	700	£817 /month
Suite 11	890	£1,038 /month
Suite 28	1,004	£1,171 /month
Suite 33	423	£529 /month
Suite 34	695	£810 /month

## Lease Terms

The suites are available to lease for a minimum period of one year on an internal repairing basis.

A service charge and insurance premium is included in the rent

## Additional costs

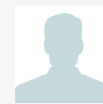
Electricity - units metered individually

Business rates payable to Local Authority (if applicable)

All prices subject to VAT at the prevailing rate



## Viewing & Further Information



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