



Premium Offices Available from 323 sq ft to 560 sq ft

TO LET

**FUTURES PARK
BACUP
LANCASHIRE
OL13 0BB**

323 - 560 Sq Ft (30.01 - 52.02 Sq M)

- Modern Offices With High Speed Internet
- Free On Site Car Parking
- Convenient Location With Good Public Transport Links
- Meeting Room Facilities
- Communal Kitchen

Location

Futures Park is located on the A681 adjacent to Stubblee Park and Lee Quarry. There is a bus stop on the main road at the front of the property with direct links to Rawtenstall and Rochdale.

Description

A bright, open plan offices at Futures Park Business Centre. Situated on the first floor, these offices benefit from:

- High speed Internet
- Cat2 lighting, suspended ceiling
- Access to Communal kitchen
- Access to meeting room facilities
- Dedicated fob entrance
- Internal lift
- Free on-site car parking
- CCTV monitored

Accommodation

Four offices available to let of the following sizes:

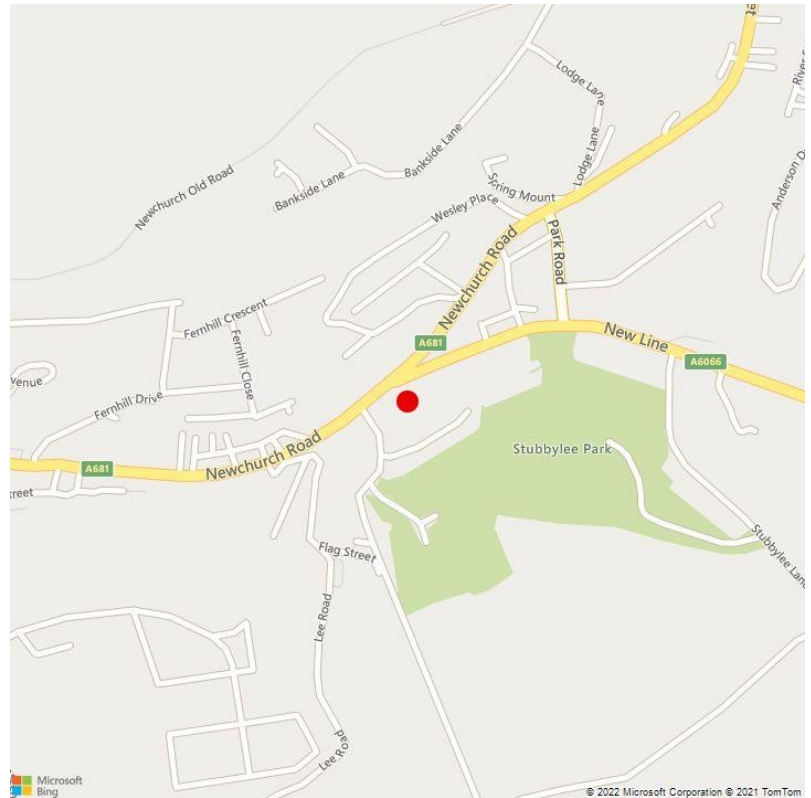
- 103 - 323 sq ft
- 106 - 560 sq ft
- 107 - 355 sq ft
- 109 - 398 sq ft

Services

Each office has gas central heating along with electricity. Mains water is available in the communal kitchen.

Services Responsibility

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.



Planning

It is the prospective tenants responsibility to verify that their intended use is acceptable to the local planning authority.

Rent

Prices from £500 (five hundred pounds) per calendar month plus VAT

Business Rates

To Be Assessed

Terms

The offices are available by way of a new lease for a minimum term of 12 months.

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party is responsible for their own legal costs.

VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

Viewings

Petty Commercial
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.