



Fully Modernized Office suites on Flexible Terms

TO LET

**17-19 NICHOLAS STREET
BURNLEY
LANCASHIRE
BB11 2AQ**

200 Sq Ft (18.58 Sq M)

- Free on site parking.
- Flexible Terms
- Prices from £85 per week.
- Superb facilities including Meeting Room, Kitchen / dining, communal break areas and more.
- Excellent motorway and transport links.
- Located In the heart of Burnley town centre's business district
- Bills Inclusive

Location

The property is situated in a prime position in Burnley town center fronting Nicholas Street close to its junction with Grimshaw Street. The property is within walking distance of the town centre and close to various pay and display car parks. The building is approximately 1/2 mile from junction 10 of the M65 motorway with good access to the towns of Preston Blackburn and Skipton.

Description

An attractively restored period building that has retained a number of original features. It has been fully modernized to a very high standard and offers a series of private offices together with the added benefit of a communal meeting room a new kitchen with breakout area and male and female WC facilities. Each suite has the benefit of natural light, heating and broadband, they are carpeted and finished in neutral colours. Access is by an intercom and there is on site car parking.

Accommodation

Second Floor Office 9 - 272 sq.ft



Planning

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

Rent

Suite 9 £115 per week inclusive of heating and cleaning of the common areas.

Business Rates

The property may benefit from Small Business Rates Relief, and interested parties should contact Pendle Borough Council direct on 01282 661661.

Services

Each suite has the benefit of electric heating and broadband.

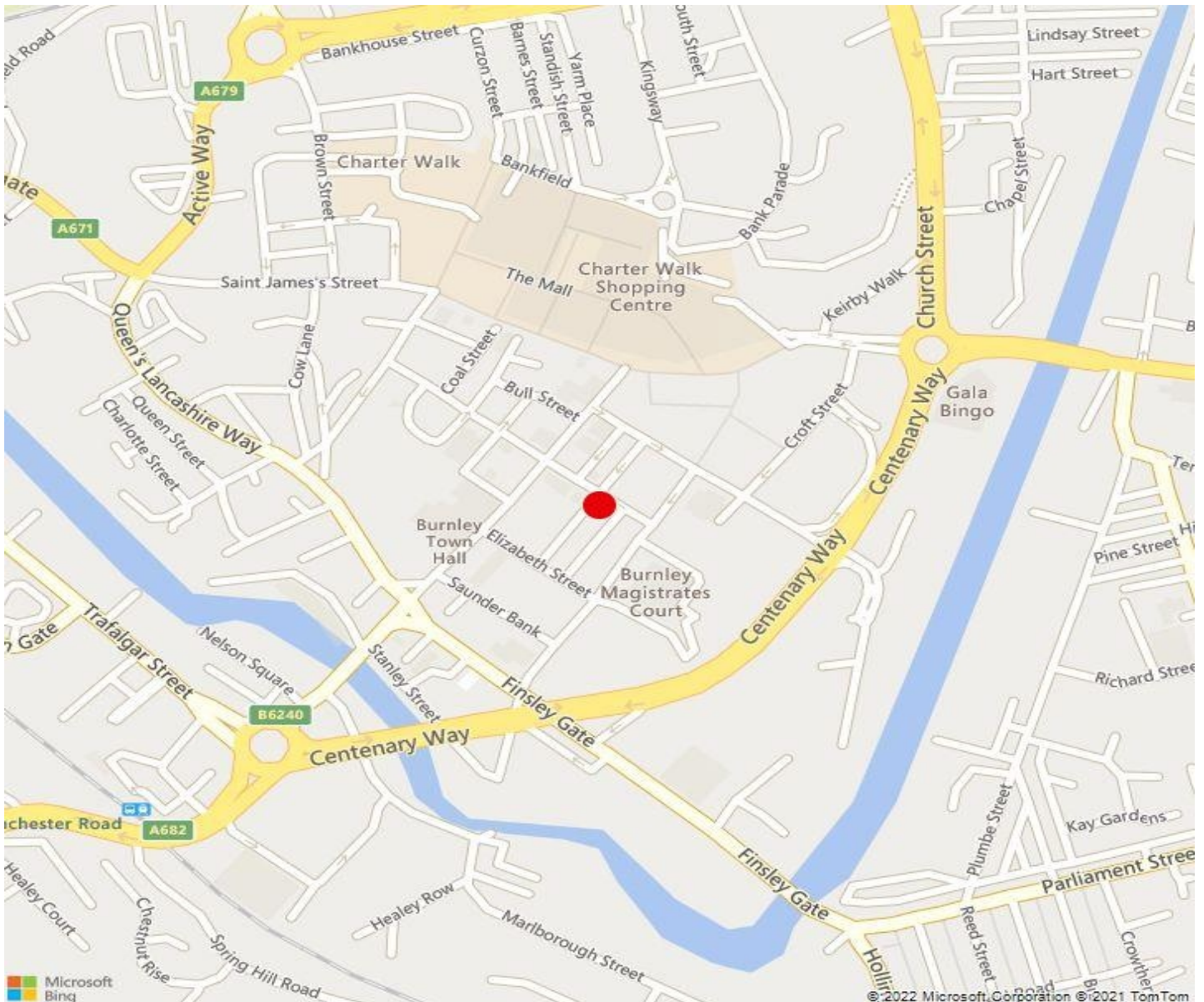
Services Responsibility

It is the incoming tenants responsibility to satisfy themselves that the services, including broadband is of adequate capacity.

Terms

Flexible terms are available to suit your business needs.





Additional Information

Viewings

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

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.

EPC

An Energy Performance
Certificate is available upon
request.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

