



**High Specification Offices with Competitive All inclusive Rents.**

## **TO LET**

**BARROWFORD BUSINESS  
CENTRE  
RIVERSIDE WAY  
BARROWFORD  
NELSON  
LANCASHIRE  
BB9 6BP**

**322.7 Sq Ft (29.98 Sq M)**

- Established office park immediately adjacent to junction 13 of the M65 motorway.
- Modern open plan accommodation with dual air conditioning / heating, dado trunking, suspended ceilings and intercom door system.
- Situated on the ground floor.
- Good quality communal kitchen and WC facilities.
- Allocated on site parking available.
- Free business rates available for eligible Tenants.



### Location

Accessed from Barrowford Road (A6068), the property occupies a prominent roadside position on the established Riverside Business Park, which is within a short drive from Junction 13 of the M65 motorway.

The popular village of Barrowford is within half a mile and Nelson town centre is also within a five minute drive from the estate.

Riverside Business Park is a well established business location with other occupiers including Serium IT Solutions, Hughes & Co Accountants, Plumbworld and the VS Group.

### Description

Suites 3 comprises an open plan, ground floor offices, finished to an excellent standard with suspended ceilings, dado trunking, dual air conditioning / heating and an intercom door system.

To the entrance is a well presented reception area with tiled flooring and the ground floor has communal access to good quality male, female and disabled WC facilities, a kitchenette and lift access to the first floor.

Immediately to the front of the building is a private car park with allocated parking spaces.

### Accommodation

Suite 3 - 30.00 sq.m 322.7 sq.ft



### Planning

It is the tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

### Rent

Suite 3 - £7,000 p.a + VAT inclusive of utilities, buildings insurance and service charge

### Business Rates

We are informed by the Valuation Office Agency Website that suite 4 has a Rateable Value of £4,550 per annum (2023/24). The property may benefit from Small Business Rates Relief, and interested parties should contact Pendle Borough Council direct on 01282 661661.

### Services

The property benefits from mains electricity and water.

### Services Responsibility

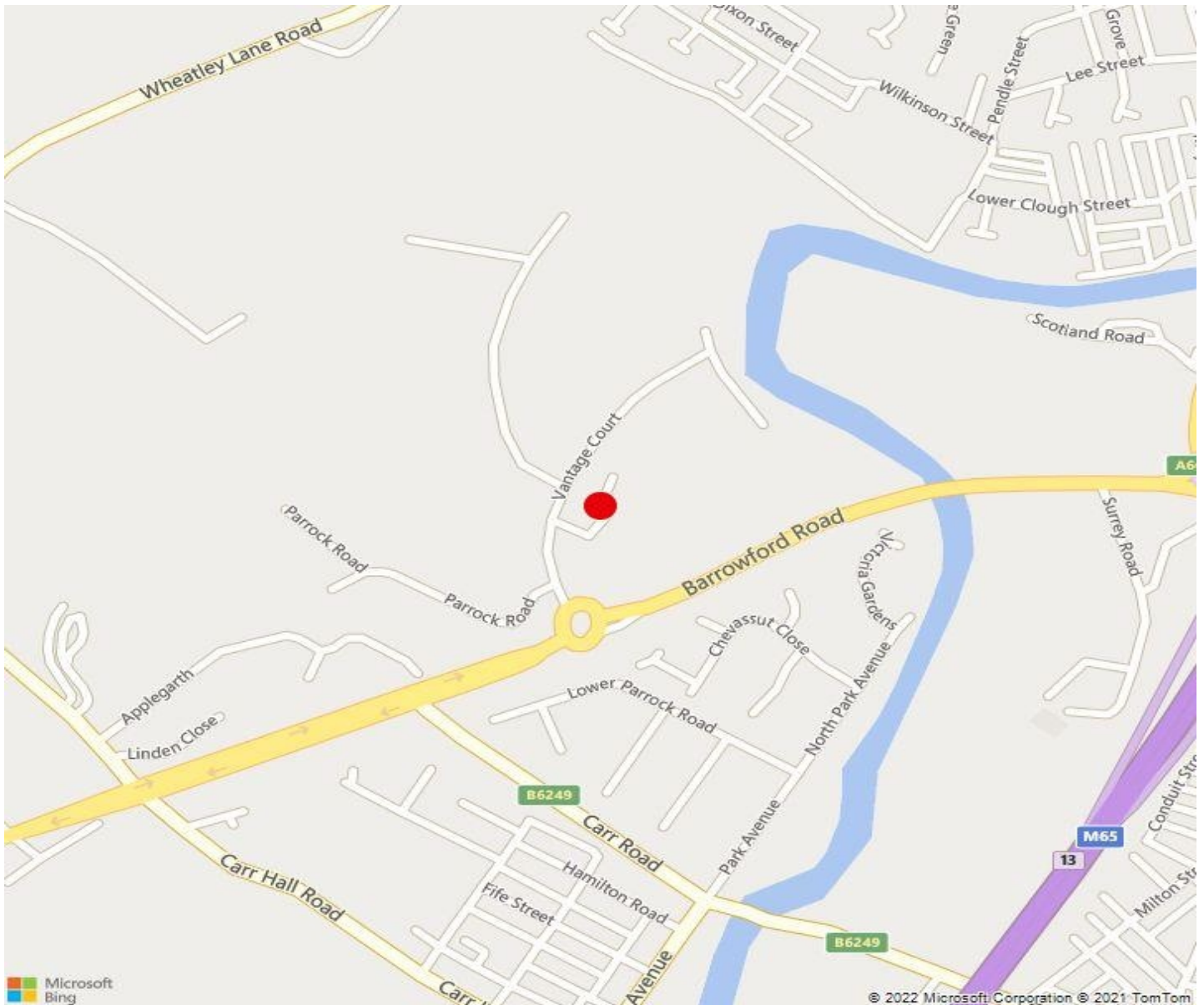
It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

### Terms

The property is available by way of a new internal repairing and insuring lease for a term to be agreed.







## 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.

