



OFFICE SUITES FROM 100 SQ.FT (9.29 SQ.M)
TO 2,500 SQ.FT (232.26 SQ.M)

To Let

Lodge House
Lodge Square
Cow Lane
Burnley
BB11 1NW

Property Information

- Fully manned reception
- Excellent on site car parking available
- Tastefully appointed office suites some with air conditioning
- Central location within walking distance of town centre amenities
- Flexible terms

LOCATION

Lodge House is situated just off St James Street on the edge of Burnley town centre and is within walking distance of all amenities.

DESCRIPTION

An original stone built three storey Mill that has been completely refurbished and extended over the years to provide a range of excellent quality office suites. There are good quality male and female toilet facilities on each floor together with kitchens, a lift services each floor and there is an integral garden courtyard. The office suites are carpeted and recently decorated and finished to a very high standard.

There is a manned reception and use of private Boardroom and meeting facilities.

ACCOMMODATION

From 100 sq.ft (9.29 sq.m) – 2,500 sq.ft (232.26 sq.m).

TERMS

The office suites are available on a flexible term.

RENT

From £8.50 per sq.ft

SERVICES

The offices have a mix of electric heating, traditional gas central heating and some offer air conditioning.

SERVICE CHARGE

There is a service charge to cover the cost of the receptionist, cleaning of the general common areas and a full list of facilities is available on request.

BUSINESS RATES

The suites are separately assessed and details are available on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VAT

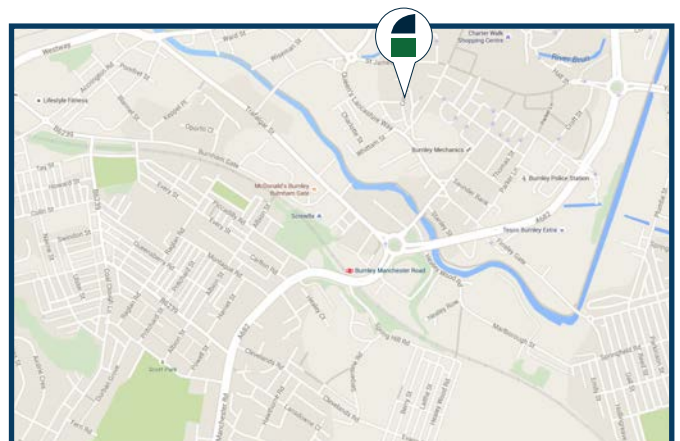
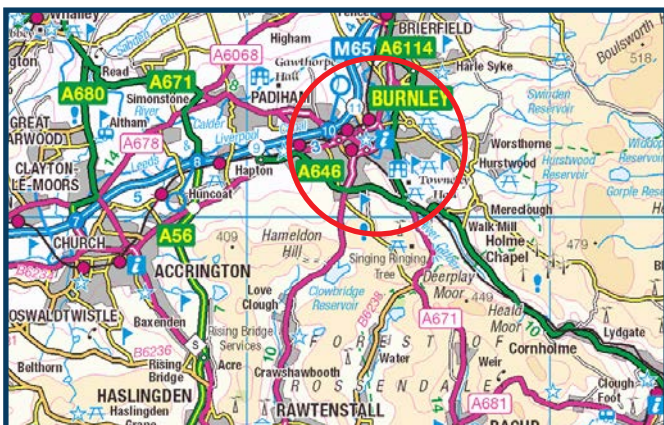
All prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

VIEWING

By appointment.

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