



QUALITY OFFICE SUITES FROM 29.8 – 135.73 sq.m (321 - 1,461 sq.ft)

TO LET

The Ace Centre
Cross Street
Nelson
Lancashire
BB9 7NN

Size: 29.8-135.73 sq.m (321-1,461 sq.ft)

- **Easy in /easy out terms.**
- **Fixed monthly outlay.**
- **Immediate availability.**
- **Close to town centre amenities.**

LOCATION

The premises are conveniently located in the heart of Nelson town centre within close proximity to nearby amenities. Junction 13 of the M65 is within one mile of the Centre.

DESCRIPTION

The Ace Centre is a Landmark Arts, Culture and Enterprise Centre.

The Centre is Pendle's premier business location and features include:-

- Fully serviced office space
- Highest quality fit outs and specification
- Central reception, restaurant and conference facilities
- Market beating rates through grant subsidies
- Easy in/easy out terms
- Fixed monthly outlay and full 24 hour access

ACCOMMODATION

Fully furnished suites are available from 29.8 to 135.73 sq.m (321-1,461 sq.ft) on all inclusive terms.

See schedule for further information.

SERVICES

All mains services are connected to the property. A number of offices benefit from air conditioning.

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.

RENT

Details on request.

LEASE TERMS

The benefit of the Ace Centre is that we can provide highly competitive rates with easy in/easy out terms from one month upwards. An ingoing occupier would benefit from being able to start up their business straight away. Furniture packages are available and ICT infrastructure is in place.

VAT

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

VIEWING

Petty Chartered Surveyors
Imperial Chambers, Manchester Road
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ACE CENTRE, CROSS STREET, NELSON, BB9 7NN

**SUBJECT TO CONTRACT & TERMS AND CONDITIONS

SUITE	SIZE (sq ft)	FLOOR	RENT P/A
6	678	2 ND FLOOR	PRICE ON REQUEST
11	762	2 nd FLOOR	PRICE ON REQUEST
12	1255	2 ND FLOOR	PRICE ON REQUEST
18	561	2 ND FLOOR	PRICE ON REQUEST
20	588	2 ND FLOOR	PRICE ON REQUEST
21	576	2 nd FLOOR	PRICE ON REQUEST
22	643	2 nd FLOOR	PRICE ON REQUEST
23	739	3 RD FLOOR	PRICE ON REQUEST
25	494	3 RD FLOOR	PRICE ON REQUEST
28	718	3 RD FLOOR	PRICE ON REQUEST
29	576	3 RD FLOOR	PRICE ON REQUEST
31	602	3 RD FLOOR	PRICE ON REQUEST
32	613	3 RD FLOOR	PRICE ON REQUEST
33	1461	3 RD FLOOR	PRICE ON REQUEST