

**RENT REDUCED  
INCENTIVES AVAILABLE**



## TWO STOREY OFFICE ACCOMMODATION ON POPULAR BUSINESS PARK

### TO LET

9A/9B Widow Hill Road  
Heasandford Industrial Estate  
Burnley  
Lancashire  
BB10 2TG

Size: 358.6 sq.m (3,860 sq.ft)

- **Prominent offices with excellent road frontage.**
- **Mixture of open plan and self contained offices with boardroom facilities.**
- **Gas central heating and majority of windows double glazed plus laminate flooring.**

The offices are situated on Widow Hill Road on Heasandford Industrial Estate. This is an established business park with other occupants in the vicinity including Boohoo, Rectella and Aircelle.

Two storey offices of brick construction with fully glazed elevations providing excellent natural light.

The ground floor comprises of a reception off which are gents and ladies toilet facilities. The ground floor is generally open plan and in the past has been used partially as offices but also for storage/light manufacturing.

The first floor offers a series of open plan and cellular offices with boardroom facilities and kitchen.

Car parking is available along Widow Hill Road.

## Ground Floor

Office/workshop

facilities 130.06 sq.m (1,400 sq.ft)

General office, private

Office, boardroom and

Kitchen facilities 228.53 sq.m (2,460 sq.ft)

The property has the benefit of gas fired central heating and the majority of the windows are Upvc double glazed. There is CCTV available together with fire and burglar alarm facilities.

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.

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

To be assessed.

£18,500 (Eighteen thousand five hundred pounds)  
per annum exclusive.

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

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

An Energy Performance Certificate is available upon request.

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

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