



## Lodge House

### TO LET

**LODGE HOUSE  
COW LANE  
BURNLEY  
LANCASHIRE  
BB11 1NN**

**350 - 1,675 Sq Ft (32.52 - 155.61 Sq  
M)**

- Air conditioning
- Fitted Kitchen
- Fully manned Reception

### 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

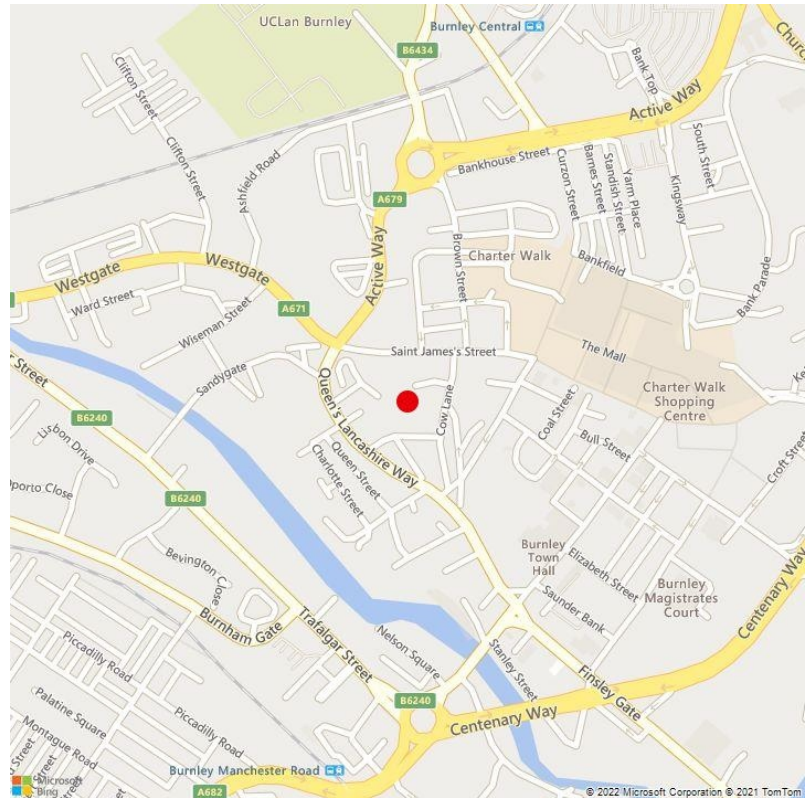
Room	Size (sq.ft)	Desk
A4	600	10
A5	400	7
A6	675	11
A7	600	10
B1	830	14
B6	1000	17
B11	380	6
B12	412	7

### Services

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

### Services Responsibility

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.



### Price

### Business Rates

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

### Terms

The rooms are available on flexible terms from £110.

## Additional Information

### EPC

An Energy Performance Certificate is available upon 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.

### Viewings

Petty Commercial  
Empire Business Centre,  
2 Empire Way,  
Burnley,  
BB12 6HH

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