

### To Let

# Prestige Works, Active Way, Burnley, Lancashire BB11 1BS



#### Location

Situated at the edge of Burnley town centre fronting Active Way / Colne Road (A682) at its junction with Church Street. Active Way is the main inner ring road around the town centre and Junctions 10 & 11 of the M65 are within one mile and half a mile respectively. Adjacent occupiers in the development include Sainsburys and Currys with the town centre and all its amenities within easy walking distance.

#### Description

The accommodation is within a mixed used business park. The offices comprise ground floor accommodation with a shared car park to the rear providing the following approximate internal floor areas:

Floor	Sq m	Sq ft
Suite 1	136.3	1,467
Suite 2	138.1	1,486
	274.4	2,953

#### **Quoting Rent**

Upon application.

For further information please contact: **Joel Lawson** +44 (0)151 471 6735 +44 (0)7799 478 507 Joel.lawson@avisonyoung.com

#### **Lease Terms**

The accommodation is available on a full repairing and insuring basis for a term of years to be agreed incorporating rent reviews at appropriate intervals.

#### **Planning**

The premises falls within Class E of the Town & Country Planning (Use Classes) Order 2020.

Interested parties should carry out their own due diligence in this regard.

#### **Business rates**

Interested parties should carry out their own investigations.

#### **EPC**

An Energy Performance Rating has been given of E-108. A certificate can be made available upon request.

#### **Legal costs**

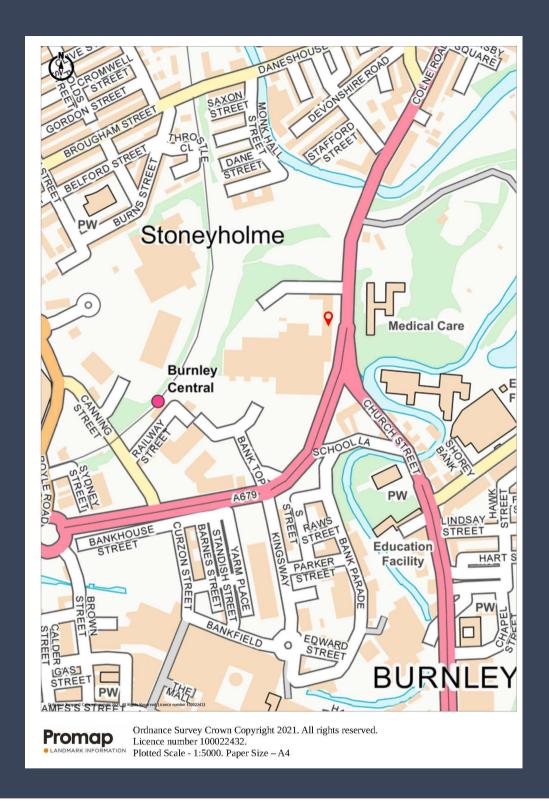
Each party is to be responsible for their own legal costs incurred in the transaction.

#### VAT

VAT if applicable will be charged at the standard rate.

The link below provides access to the new Sainsbury's UK Property Website which provides full details on all our Sainsbury's/Argos disposals.

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