



### 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
	<b>274.4</b>	<b>2,953</b>

### Quoting Rent

Upon application.

For further information please contact:

**Joel Lawson**

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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.

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