



INDIGO HOUSE, TIME TECHNOLOGY PARK, SIMONSTONE, BURNLEY, BB12 7NQ

- Two storey office (7,800sqft of accommodation)
- Reserved Parking
- Secure site with guarded access.

TO LET
ON FLEXIBLE TERMS



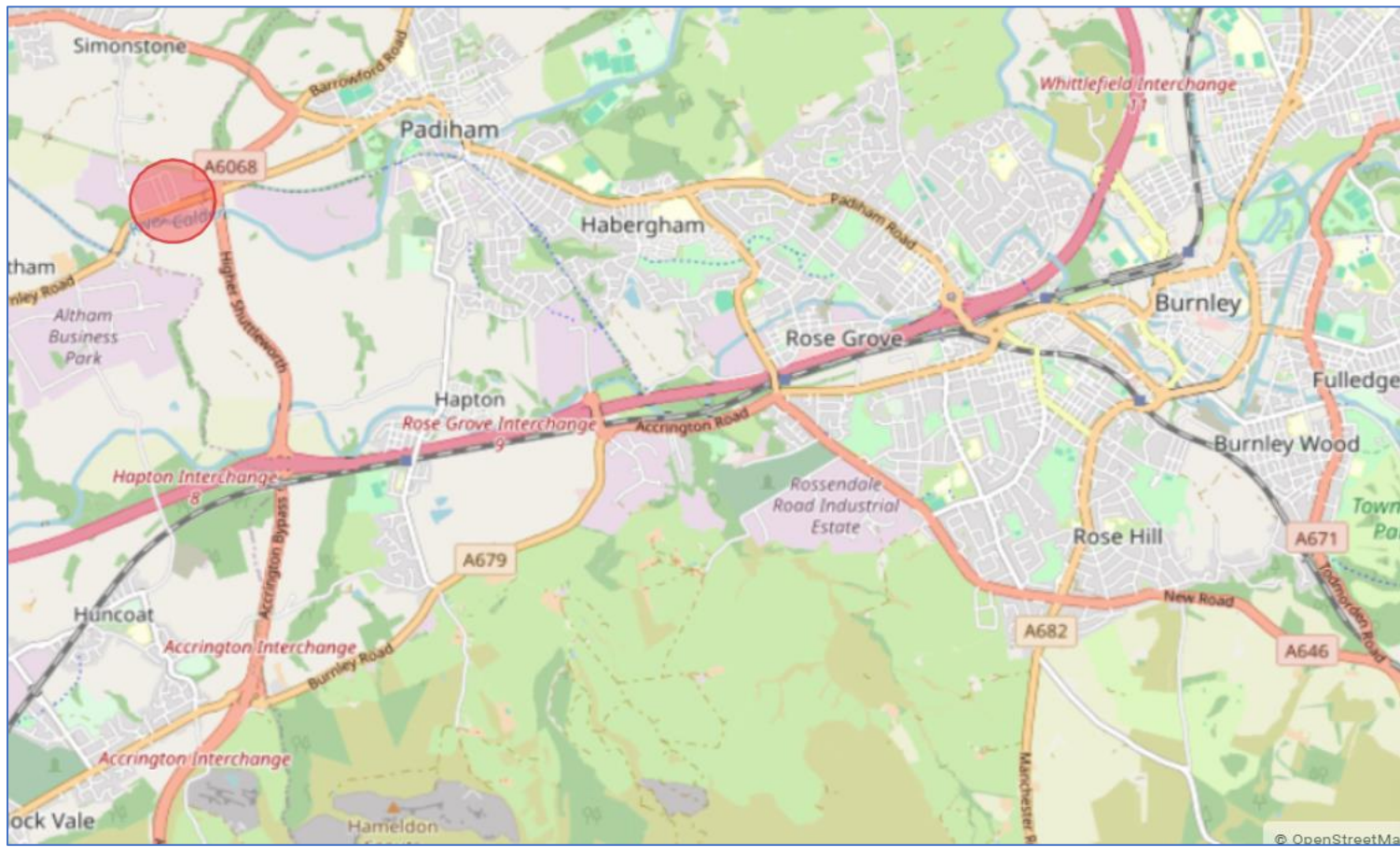
INDIGO HOUSE, TIME TECHNOLOGY PARK, SIMONSTONE, BURNLEY, BB12 7NQ

- Close to Junction 8 of the M65.
- Close to amenities
- Two Storey Office with 7,800sqft
- EPC – E106
- Reserved Parking
- Flexible Terms

Location

The Technology Park is situated within an established business and industrial area of Lancashire, midway between Altham Business Park and Shuttleworth Mead Business Park.

It has excellent access to Junction 8 of the M65 motorway, which is approximately one and a half miles away.



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Description

The property comprises excellent high quality two storey office accommodation benefiting from warm air heating, carpeted floors, reception area and ample on-site reserved parking.

The accommodation comprises approximately 7,800sqft.

SERVICES

All mains services are available. It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

REPAIRS

Internal repairing.

RATING

To confirm rates payable contact Ribble Valley Borough Council 01200 425111.

TERMS

Units are available to lease for a term to be agreed to include regular rent reviews.

VAT

VAT is charged upon the rental.

SERVICE CHARGE

A service charge, to include buildings insurance is levied by the landlord for external repairs, the maintenance and upkeep of the communal areas and site security. The cost is 85p per sq.ft.

LEGAL COSTS

The ingoing tenant to be responsible for the landlord's legal costs for preparation of the lease. The consent fee being £750.00 plus VAT.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request..

VIEWINGS

Viewings are strictly by prior appointment only with the sole selling agents. Please call 01942 242 636 or email info@fazakerleysharpe.co.uk to arrange a viewing.



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