

**COMMUNICATIONS HOUSE**  
**MEADWAY, SHUTTLEWORTH MEAD**  
**BUSINESS PARK, PADIHAM, BB12 7NG**

**HEADQUARTER OFFICE BUILDING 1,735 SQ.M (18,679 SQ.FT)**  
**120 CAR PARKING SPACES**

**TREVOR  
DAWSON**

**COMMERCIAL PROPERTY CONSULTANTS**



**TO LET / MAY SPLIT**



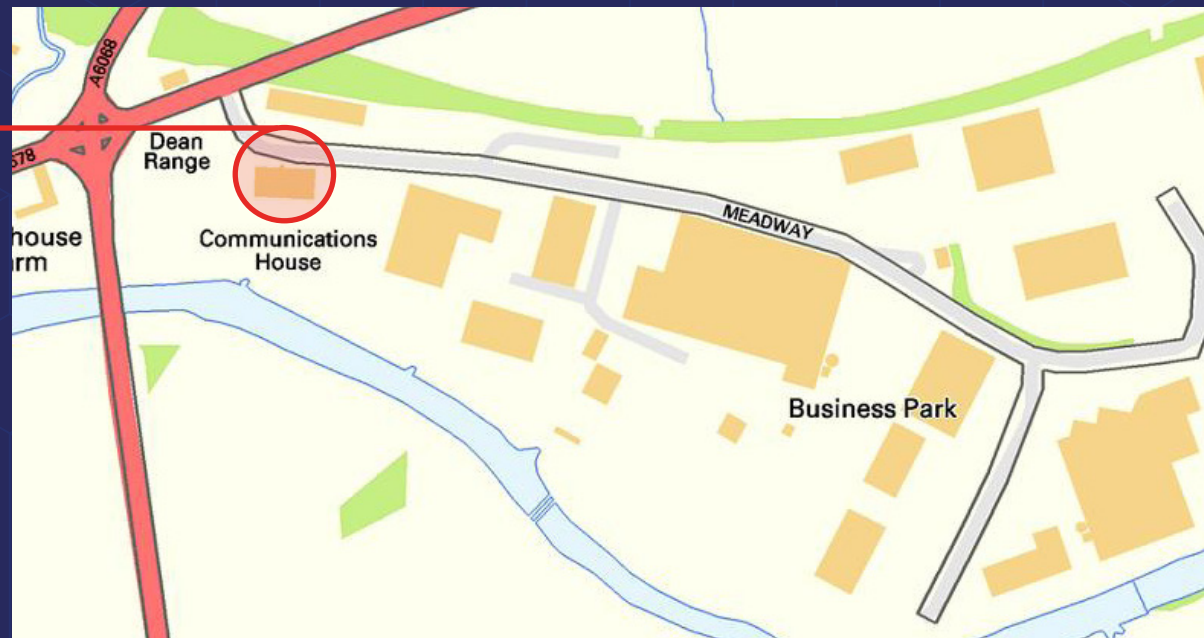


## LOCATION

Situated on the established Shuttleworth Mead Business Park which is accessed directly from Junction 8 of the M65 via the A6068. Junction 8 is approximately 1 mile distant.

Shuttleworth Mead Business Park is one of the premier business locations along the M65 corridor where other occupiers include Graham & Brown, WHAM and Padiham Glass.

The estate lies within the borough of Burnley which has a population of approximately 90,000.





## DESCRIPTION

Detached two storey office premises of steel framework construction clad to the elevations in cavity brickwork and blockwork to 1.5 metres height and there above clad in Plastisol coated sheet panels with feature brickwork to the corners of the building.

Internally the ground floor provides an impressive reception area with feature staircase to the first floor.

The ground floor is predominantly open plan with various private offices. Visitors and disabled WC together with further male and female WCs.

The first floor again is predominately open plan with various glazed partition private offices and boardroom. There is also a staff canteen and further toilet facilities.

## EXTERNALLY

The property is situated on a generous site with a tarmac surfaced car park to the front and side of the building for approximately 120 vehicles. There is also docking for EV charging points.

## SERVICES

All mains services are available. Space heating to the building is via an electric air conditioning/air filtration system supplemented by wall mounted electric heaters.

It is the ingoing tenant's responsibility to verify that all services are suitable for their requirements.



## ACCOMMODATION

### Ground Floor

Gross Office area	996.0 SQ.M	10,721 SQ.F
-------------------	------------	-------------

Net Office area	912.6 SQ.M	9,823 SQ.F
-----------------	------------	------------

Plant Room	36.0 SQ.M	388 SQ.F
------------	-----------	----------

### First Floor

Gross Office area	920.0 SQ.M	9,903 SQ.FT
-------------------	------------	-------------

Net Office area	822.7 SQ.M	8,856 SQ.FT
-----------------	------------	-------------



## TENURE

Leasehold.

## SERVICE CHARGE

A service charge is levied on all occupiers on the business park for management and maintenance of the common estate areas.

## RENTAL

Upon request.

## RATING

The property has a current rateable value of £136,000 we are verbally informed by the Local Authority.

## LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

## VAT

VAT is applicable.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available upon request.

## LEGAL COSTS

Each party are responsible for their own costs incurred.

## VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED



For further information or to arrange an inspection, please contact:

Michael Cavannagh BLE (Hons)  
MRICS  
E. michael@tdawson.co.uk  
T. 07909 682153

Misrepresentation: Trevor Dawson for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson has any authority to make or give any representation or warranty whatever in relation to this property. Brochure produced by **LATITUDE** [www.latitude.marketing](http://www.latitude.marketing)

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01282 458007**  
[www.tdawson.co.uk](http://www.tdawson.co.uk)