

# PROPERTY PARTICULARS OFFICE

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
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**TO LET**



## FIRST FLOOR UNIT 4 KESTREL COURT BRIDGEWATER CLOSE NETWORK 65 BUSINESS PARK BURNLEY BB11 5NA

- Superb office suite adjacent to Junction 9, M65
- 104.7 sq.m. (1,127 sq.ft.)
- Four parking spaces
- Glazed partitioned boardroom and private office

## LOCATION

Kestrel Court is situated at the entrance to Network 65 Business Park adjacent to Junction 9 of the M65.

Established occupiers in the vicinity include Oddies, Alexander Grace Law, Holker IT and Panaz.

## DESCRIPTION

Kestrel Court is a mixed development of industrial and office properties. The office buildings are at the front of the development and are of brick construction to a high quality specification including double glazed windows, heating, carpeted floors, suspended ceiling and Cat 5 cabling throughout.

The first floor of Unit 4 provides an open plan office area with glazed boardroom and private office. There is also a kitchenette area. Male and female w.c. facilities are shared with the ground floor occupiers.

## ACCOMMODATION

NET INTERNAL AREA  
104.7 SQ.M. (1,127 SQ.FT.)

## 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.

Mains electric and gas are invoiced via a landlords' supply. The tenant pays their own water.

## PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## RATING

The property has a current rateable value of £8,300.00 we are verbally informed by the Local Authority.

## RENTAL

**£11,300 per annum.**

The rental will be payable quarterly in advance.

## LEASE TERMS

The office suite is available by way of an effective full repairing and insuring lease for a term of years to be agreed.

## INSURANCE

The landlord insures the building and re-charges the tenant for the area occupied.

## SERVICE CHARGE

A service charge is levied for occupiers within the development for management and maintenance of the common external areas.

## VAT

VAT is applicable.

## ENERGY PERFORMANCE CERTIFICATE

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

## LEGAL COSTS

Each party to be responsible for their own costs.

## VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



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