

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

**TO LET
(INGOING INCENTIVES AVAILABLE)**



GROUND FLOOR BLOCK B & C THE WHARF MANCHESTER ROAD BURNLEY BB11 1JG

- 79.43 sq.m. to 279.16 sq.m. (855 sq.ft. to 3,005 sq.ft.)
- Character Grade II Listed Office Building
- Fully Refurbished
- On Site Parking
- Convenient Edge Of Town Location

LOCATION

The property is situated within the Burnley Wharf complex adjacent to the Inn On The Wharf and backing onto the Leeds & Liverpool canal.

The premises are conveniently located close to Burnley town centre and Manchester Road railway station and it is less than 1 mile from Junction 10 of the M65 giving access to the National Motorway Network.

DESCRIPTION

Burnley Wharf is a Grade II Listed office building which has undergone extensive refurbishment to create various offices.

The offices are open plan with the ground floor area of Block C having its own kitchen area. The office in Block B shares a communal kitchen. Shared ladies and gents WCs

The building retains many original features including beamed ceilings, exposed brick and stone elevations. On site parking is available.

ACCOMMODATION

Ground Floor Block C	199.74 sq.m.	2,150 sq.ft.
Ground Floor Block B	79.43 sq.m.	855 sq.ft.

All areas are net internal.

SERVICES

All mains services are available. The property is heated via a gas fired central heating system. 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.

PLANNING

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

RATING

The Ground Floor of Block B has a current rateable value of £6,100. The Ground Floor of Block C having a rateable value of £14,750.

RENTAL

£10 per sq.ft.

LEASE TERMS

The lease will be on a full repairing and insuring basis dealt with by a service charge for a term to be agreed.

INGOING INCENTIVES

Ingoing incentives are available by negotiation. Incentives subject to terms agreed and covenant strength.

VAT

VAT is applicable.

SERVICE CHARGE

A service charge is levied to cover management and maintenance of the all the common areas within the estate.

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 legal 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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