

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

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

TO LET



THE PORTAL BRIDGEWATER CLOSE NETWORK 65 BUSINESS PARK BURNLEY BB11 5TT

- Prestigious open plan office within a high specification property
- Adjacent to Junction 9, M65
- Excellent parking
- Feature glazed reception entrance
- 110 sq.m. (1,182 sq.ft.)

LOCATION

Situated within Burnley's Premier Business Park adjacent to Junction 9, M65 motorway. The M65 connects with the M6 and M61 south of Preston and the M66/M62 are within easy reach via the A56 Accrington bypass.

DESCRIPTION

Ground floor office suite within a high specification office property. The office was constructed in 2000 to a high specification including air conditioning throughout, feature glazed elevation to the reception areas and high quality fittings.

ACCOMMODATION

<u>Ground Floor</u> 3 offices		LET
<u>Ground Floor</u> Series of private offices		LET
Open plan offices	110 sq.m.	1,182 sq.ft.
<u>First Floor</u> 3 private offices		LET

EXTERNALLY

The property benefits from extensive car parking.

SERVICES

All mains services are available with the offices benefitting from air conditioning. It is the incoming 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 incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

RATING

The accommodation will have to be re-assessed upon occupation. An estimate can be provided if required.

LEASE TERMS

The accommodation is available on an internal repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

RENT

On request.

The rental is payable quarterly in advance.

SERVICE CHARGE

A service charge will be levied in respect of external repairs, management and maintenance of the common areas including all of the internal and external common areas.

VAT

All rents quoted are exclusive of VAT which if applicable will be charged at the current prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

The incoming tenant to be responsible for our client's reasonable legal costs in connection with the transaction.

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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