# PROPERTY PARTICULARS

# **OFFICE**



## 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**

Ground Floor		
3 offices		LET
Ground Floor		
Series of private		
offices		LET
Open plan offices	110 sq.m.	1,182 sq.ft.
First Floor		
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 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 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**

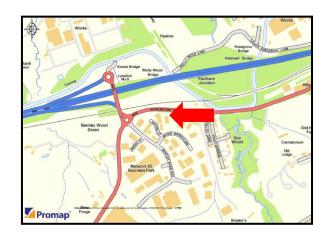
An Energy Performance Certificate has been commissioned and a copy is available upon request.

### **LEGAL COSTS**

The ingoing 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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