

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

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

TO LET



KINGSWAY HOUSE KINGSWAY BURNLEY BB11 1BJ

- Last remaining floor available, will split
- On site café, video linked entrance door
- Occupiers include MacMahon Leggate and Fuel Cards
- Refurbishment works to suit specific tenant requirement
- 654 sq.m. (7,039 sq.ft.)

LOCATION

Situated at the edge of Burnley town centre on Kingsway which links to Active Way (A679) the main arterial route around Burnley town centre.

The main town centre shopping area is within walking distance.

DESCRIPTION

Last remaining wing remains within this land mark town centre office building where occupiers include MacMahon Leggate and Fuel Cards.

The accommodation is open plan in nature but could be split to provide individual office suites of various sizes. Access to the property is from Kingsway via a feature entrance with the building benefitting from two personnel lifts and one goods lift.

Individual tenants requirements can be incorporated depending upon terms agreed.

ACCOMMODATION

Net Internal Floor Area	654 sq.m.	7,039 sq.ft.
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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.

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-assess upon occupation. An estimate can be provided if required

LEASE TERMS

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

RENTAL

Upon Request

SERVICE CHARGE

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

VAT

VAT is applicable.

ENERGY PERFORMANCE CERTIFICATE

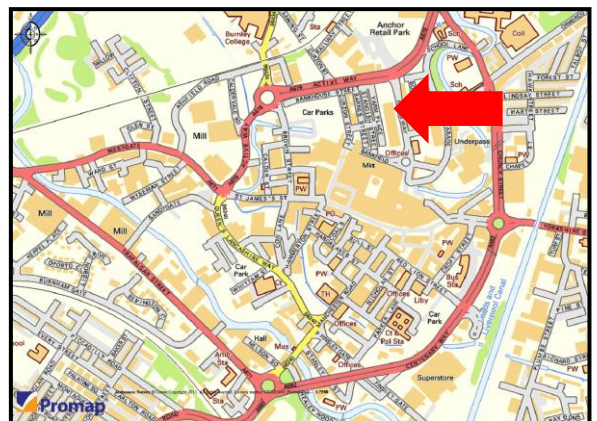
An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred.

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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