

Unit 5, New Hall Hey Business Centre, New Hall Hey Road, Rawtenstall, BB4 6HR

**TO LET**



## TO LET

**Use** - Office

**Size** - 193 - 264 Sq ft

**Rent** - See schedule

- Office Accommodation at the edge of Rawtenstall Town Centre
- Available on Flexible Lease Terms
- Excellent location close to M66
- Ample on site parking



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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**Location**

Situated on New Hall Hey Road, the brand new business centre is ideally located for access onto the surrounding motorway network linking Rossendale, Manchester and East Lancashire, feeding directly from the A56.

The property itself sits close to local amenities such as Rawtenstall town centre and the retail park, which includes occupiers such as M&S, Costa Coffee and Aldi.

**Description**

The property is a three storey business centre which has recently been refurbished to provide small modern office accommodation suitable for a variety of different businesses.

The suites which are available are located on the first and second floors and benefit from shared kitchen and toilet facilities and ample on site car parking.

All of the suites and the common areas have been completely refurbished and to a high specification and are available on flexible lease terms.

**Accommodation**

The availability is as follows:

Suite	Size	Rent (per month)	Service charge (per month)
F2	226 sq.ft	£416	£70
S1	227 sq.ft	£416	£70
S2	264 sq.ft	£416	£82.50

All utility costs will be paid by the landlord and then recharged to the tenant at an additional £2 per sq.ft

All Prices are subject to VAT at the prevailing rate

**Tenure**

Leasehold

**Rental**

See schedule

**Lease Terms**

The suites are available to lease for a minimum period of 12 months on internal repairing and insuring terms.

**Rating**

The suites have yet to be re-assessed by the Valuation Office Agency. However, we anticipate that all of the suites will be beneath the £12,000 threshold for rate relief (subject to qualifying conditions)

**Legal Costs**

Each party to be responsible for their own legal costs

**VAT**

VAT will be applicable to the figures quoted above

**Services**

All mains services are connected to the property.

**Viewing**

Strictly through agents

Taylor Weaver  
(Rebecca Weaver)  
01254 699030

