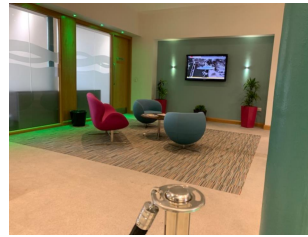


TAYLOR WEAVER

CHARTERED SURVEYORS

Offices , The Globe Centre, Accrington, Lancashire BB5 0RE



TO LET

Town Centre Office Suites

From 1,651 sq ft

- Flexible lease terms
- Prominent town centre landmark office building
- On site parking

Location

The property is situated on the edge of Accrington town centre within easy access to Junction 7 of the M65 motorway - see location plan.

Description

A major office development on the outskirts of Accrington town centre, which includes large reception entrance, ample on-site parking, in-house restaurant and on-site meeting rooms.

Individual and large office suites are available for lease.

Accommodation

The following suites are available:

Suite	Sq.ft.	Type	Rent p.a.	Service Charge (inc. insurance)
8	1,657	Office	£13,256	£4,225.35 pa
14	1,651	Office	£13,208	£4,210.05 pa

Tenant responsible for their own telecoms and rates.

Services

All mains services are connected to the property.

Lease Terms

The premises are available on flexible lease terms from 12 months upwards with immediate availability. The tenant occupies the property on an internal repairing basis only.

EPC

Taylor Weaver act in the capacity as introductory agents and understand that the Vendor/Landlord will supply the appropriate Energy Performance Certificate when requested

Tenure

Leasehold

Rental

From £9 per sq.ft

Availability

Available immediately

Legal Costs

The tenant is responsible for the landlord's legal costs.

Viewing

Strictly through agents

Taylor Weaver
(Rebecca Weaver)
01254 699030

01254 699030
01257 204900

www.taylorweaver.co.uk

alex@taylorweaver.co.uk
neil@taylorweaver.co.uk

RICS

Blackburn Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU
Central Lancs Office: Suite A10 Arundel House, Ackhurst Business Park, Chorley, PR7 1NY

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