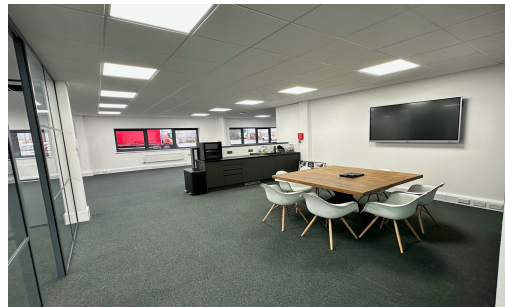


Ground Floor, 2a Petre Court, Petre Road, Clayton-le-Moors, BB5 5HY

**TO LET**



**TO LET**

Use - Office

Size - 1,691 Sq ft

Rent - £17,000 per annum

- High Quality Ground Floor Office Accommodation
- Excellent location next to J7 M65 motorway
- Recently refurbished to high standard
- Ample on site parking



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

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## Ground Floor, 2a Petre Court, Petre Road, Clayton-le-Moors, BB5 5HY

### Location

The premises are prominently situated at the entrance to Petre Court, which is located in the heart of Clayton Business Park, within 0.5 miles of Junction 7 of the M65 motorway.

Neighbouring occupiers include Petre Dental Clinic, Triscan and Muriva Ltd.

### Description

The premises comprise the ground floor of a modern two storey semi-detached office building constructed on a steel frame with brickwork elevations and a mono pitched insulated steel profile clad roof.

The ground floor benefits from aluminum framed double glazed windows, carpet tiled floors, painted plasterboard walls, kitchen, gas fired central heating, LED lighting and WC & disabled facilities.

Externally there is parking for 8 vehicles within landscaped grounds

### Accommodation

We have calculated the net internal area of the ground floor suite to be 1,691 sq.ft.

### Rental

£17,000 per annum

### Lease Terms

The property is available by way of a new lease for a minimum period of 5 years on effective full repairing and insuring terms.

The rent will be paid quarterly in advance and be exclusive of the costs of occupation.

### Service Charge

A service charge will be levied on occupiers to cover the costs of maintaining the external areas, landscaping, cleaning of the common areas within the building. It is understood that the service charge is £2.00 per sq.ft. Further details on request.

### Building Insurance

The landlord to insure the building and charge the premium to the tenant. Further details on request.

### Rating

The ratable value of the property is £16,250 with rates payable in the region of £8,000.

### Legal Costs

Each party to be responsible for their own costs.

### VAT

VAT is applicable to figures quoted in these terms

### Services

All mains services are connected to the property

### EPC

An EPC is available on request.

### Electricity and Gas

Costs of electricity and gas to be sub-divided between the two occupiers of the building.

### Viewing

Strictly through agents

Taylor Weaver

(Neil Weaver)

01254 699030



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