

Modern environments  
designed to grow  
your business

## Flexible Spaces

Leases from 24hrs / 7 Days /Months /Years

Empire Business Park  
Off Liverpool Road  
Burnley  
Lancashire  
BB12 6HH  
United Kingdom

T: 01282 686 699

### HOURS OF BUSINESS

Monday to Thursday  
8.30am - 5.00pm  
Friday  
8.30am - 4.00pm

### LOCATIONS

Burnley  
Blackburn  
Blackpool  
Derby  
Glasgow  
Liverpool  
Northampton  
Padiham  
Preston  
Ribble Court  
Trafford Park

## BURNLEY

MANAGED BUSINESS CENTRE  
FROM 250 SQ/FT - 10,000 SQ/FT  
BURNLEY, EAST LANCASHIRE  
BB12 6HH

**BUSINESS FIRST**  
BUSINESS CENTRES

## Why Business First Offices?

Business First is part of a global company, Group First, who have office complexes, storage warehouses and parking facilities throughout the nation. We are proud of our business facilities, the detail and technological requirements for scalable commerce.

### ADDRESS

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### CONTACT DETAIL

T: 01282 686 699  
E: [sales@businessfirst.co.uk](mailto:sales@businessfirst.co.uk)  
[www.businessfirst.co.uk](http://www.businessfirst.co.uk)

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### AVAILABLE SPACES

250 sq/ft - 10,000 sq/ft



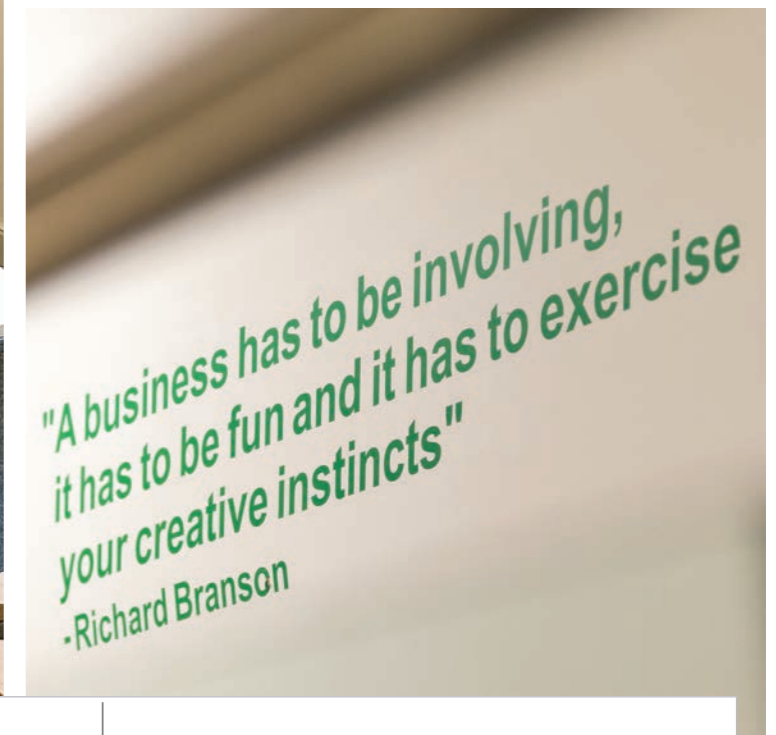
# We give you more managed facilities...

SCALABLE FURNITURE / IT / TELEPHONY PACKAGES ALSO AVAILABLE

- 1 A welcoming reception with professional meet and greet service
  - 2 24 hour digital CCTV, burglar alarms, smoke detectors, fire alarms, emergency lighting, key fob entry with secure access doors, disabled access, security and first aid equipment
  - 3 A choice of impressive places to meet customers - from the informal break-out facilities to air-conditioned boardroom-style suites which are typically found in the head quarters of large blue chip organisations
  - 4 Access to boardrooms and meeting rooms across the UK complimentary to all tenancies. Facilities include white board, the latest audio visual technology, air conditioning, tea, coffee & water facilities
- Open office suites available  
Hot desks and virtual office services on site

#### INCLUSIVE FACILITIES MANAGEMENT

- Post and parcel management
- Disabled access and facilities
- On site parking
- On site recycling
- Delivery acceptance service
- Communal cleaning service
- Senator furnished breakout areas
- Siematic kitchens with dining areas



## Inexpensive, Secure & Functional

High quality office space close to Burnley town centre is hot property and our Burnley Business Centre sits in a prime location on Liverpool Road.

As an expanding business community, the centre boasts smart meeting rooms, slick facilities and copious free parking.

Spacious suites range from 250 sq/ft to 10,000 sq/ft.

- 5 Kitchens with seating, cooking facilities, refrigerators, dishwashers, hot water and filtered cold water
  - 6 Lift access to each level
  - 7 Siemens IP telephones with enhanced voicemail functionality, intelligent call routing, ongoing system support, superior, fast, secure & reliable internet access with full contingency systems, synchronous bandwidth from 1mb to 100mb.
- We have shared and dedicated bandwidth options, client local area networks and static IP addresses.

- 8 Access to a 70 seater conference room with audio visual presentation equipment available for tenant usage and external companies holding events
- 9 Access to a fully equipped gym with the latest cardio machines complimentary to all tenancies with Business First

WELCOME TO

BURNLEY



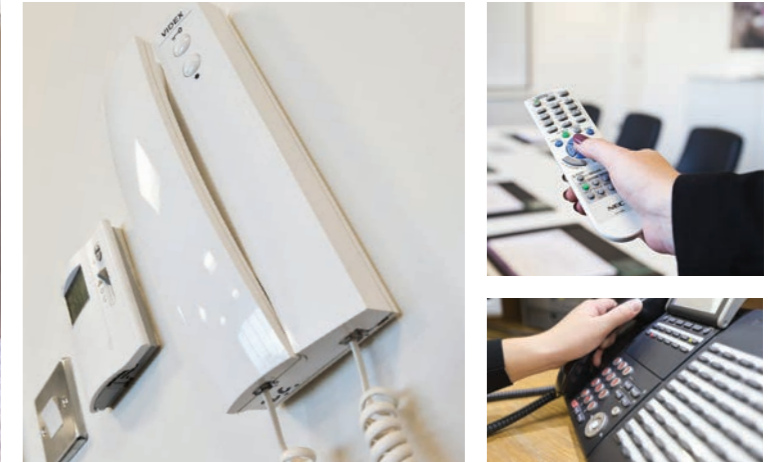
# BUSINESS FIRST BUSINESS CENTRES

## Motivational Environments

Modern, smart surroundings take your business to the next level and keep your staff inspired for success.



**BUSINESS FIRST**  
BUSINESS CENTRES

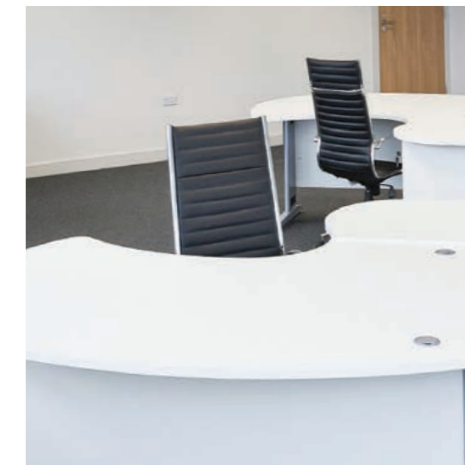


# FIRST

## IT > Telephony > Internet > Package Options

Our packages include top of the range, dedicated telecommunications and IT systems tailored to your exact requirements with none of the high capital costs usually required - equipment available from the day you move in!

- > Save money on outbound calls through our Samsung IP telephony systems. We take care of all the setup and can issue you a range of numbers for your business



### Modern Furniture > Layout Design > Package Options

Our in-house design teams are on hand to help you with advice, design and installation - they will make sure you optimise the space available and make it work for you. We have all types of furniture packages to suit your budget - both rental and purchase - and will always make sure you get the very best deal possible.

- ▶ Move in with your own furniture or rent or buy packages at any time during your short or long term stay

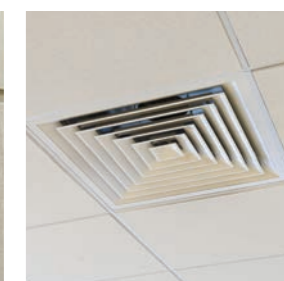
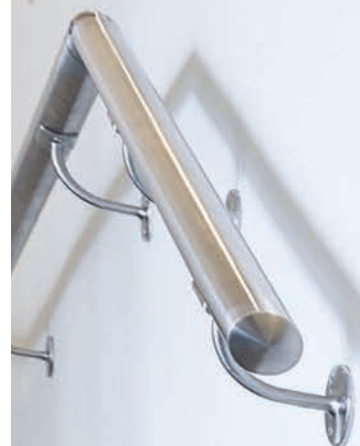


FIRST

## Shared Spacious Eatery

Spacious, smart Siematic kitchens and relaxed communal dining spaces let you recharge your batteries, catch up with colleagues and network with new contacts.

▶ Communal kitchen cleaning on a daily basis



## Utilities > Conveniences

Air con, comfort cooling and super fast broadband...  
Next level technology that works as hard as you do.

- ▶ Regular cleaning & maintenance included in service charge
- ▶ Fully stocked bathrooms with designer facilities



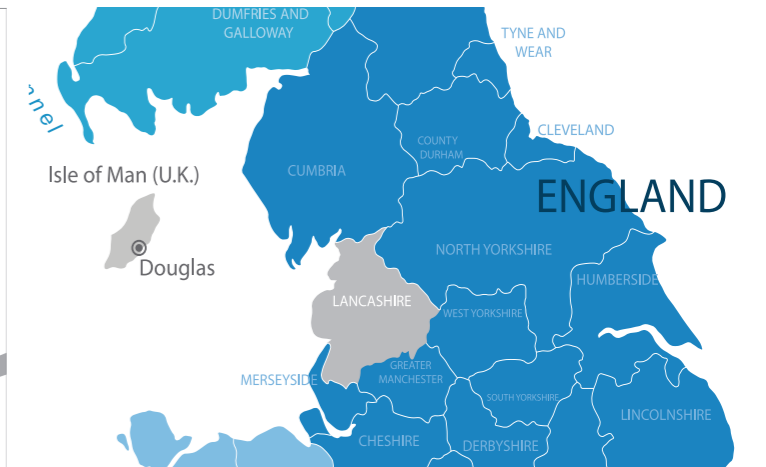
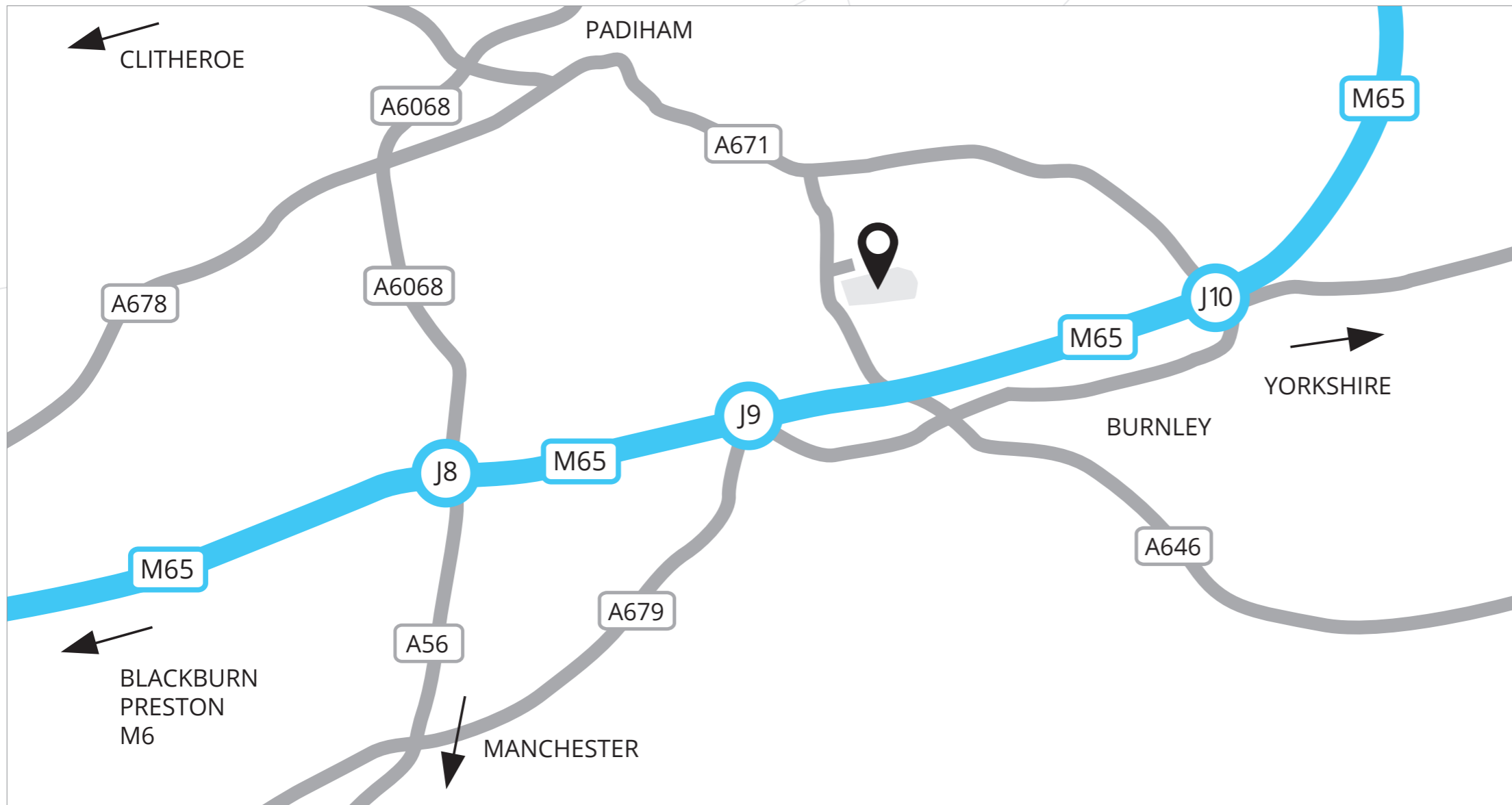
# Burnley Location > BB12 6HH

LONG:-2.328977 > LAT:53.795299

## Why Burnley?

Located just a short car or taxi journey from the town centre in easy walking distance from Rose Grove train station, our Burnley centre enjoys fantastic motorway access via the nearby M65.

Companies who choose to base their business with us love the close proximity of shops, cafés, supermarkets and other local services (including a large, modern public house and restaurant right across the road), while the professional outlook we give them is incomparable.



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### Local Lifestyle



# Available Suites

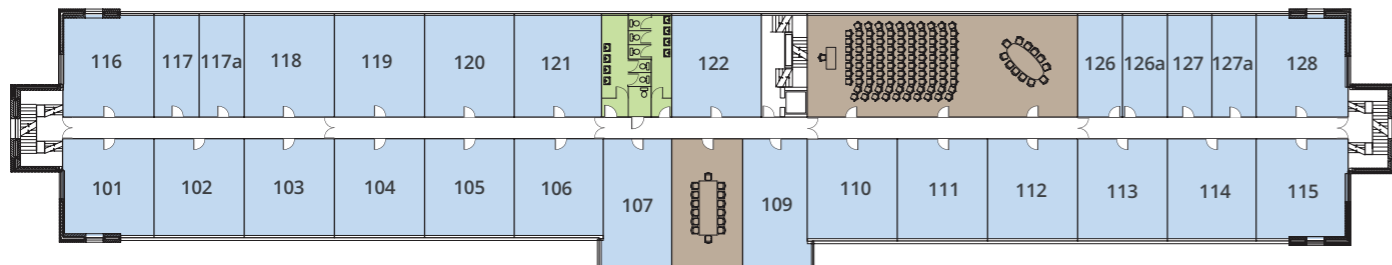
CATERING FOR ALL TYPES OF BUSINESS MODELS

RECEPTION
  CAFÉ/BREAKOUT AREA
  OFFICES
  WC
  MEETING/CONFERENCE ROOMS

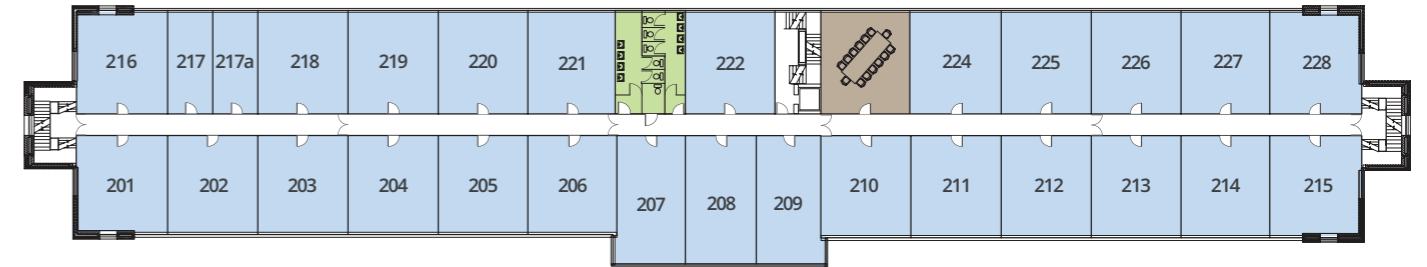
## Ground Floor



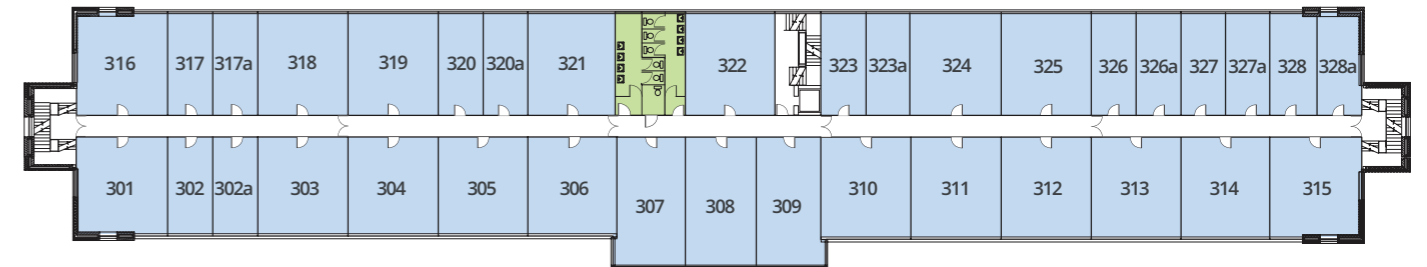
## First Floor



## Second Floor



## Third Floor



### Office Viewings > 01282 686 699

See for yourself what dynamic workspaces look like - we'll give you a full tour and discuss how to tailor your office to maximise potential performance.

### > Packages Available

Move in with your own furniture / equipment or take advantage of our in-house rent or buy packages.

- FURNITURE
- TELECOMMS
- DESIGN AND BUILD OPTION

Discounted business services available on-site through carefully selected service providers.

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