

Lancashire Digital Technology Centre, Bancroft Road, Burnley, BB10 2TP

**TO LET**



## TO LET

Use - Office

Size - 440 - 489 Sq ft

Rent - From £115 per week (including service charge)

- Flexible lease terms
- 24/7 access on managed estate
- Competitive inclusive rentals



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## Lancashire Digital Technology Centre, Bancroft Road, Burnley, BB10 2TP

### Location

The business centre is situated on the popular Heasandford Industrial Park with surrounding occupiers including Rectella, Aircelle, Boohoo.com and BCW.

It has good access to the national motorway network via either Junction 12 (Brierfield) or Junction 10 (Burnley Central). Burnley town centre is approximately 1.5 miles from the premises.

### Description

The Lancashire Digital Technology Centre provides a comprehensive range of managed office suites which benefit from the following :

- ~ Fully serviced reception
- ~ Handling of all incoming and outgoing mail
- ~ Modern business and office accommodation
- ~ High quality guest reception area
- ~ 24/7 access and security
- ~ Cat6 trunking broadband fixed line
- ~ Manned 24 hour site security
- ~ Disabled access
- ~ Secure private car parking
- ~ Secure wifi access throughout

### Accommodation

The current availability is as follows:

SUITE	SIZE	RENT
Suite 21	440 sq.ft	£695 per month
Suite 22	489 sq.ft	£770 per month

The figures are inclusive of service charge.

The service charge includes, BT, IT, power, heating, common area cleaning, Semi serviced reception, parking etc

Exclusions: Call charges, reception services – franking and postal service, meeting room hire (nominal cost), catering,

business rates. All prices are subject to VAT at the prevailing rate.

### Rental

From £115 per week (including service charge)

### Lease Terms

The suites are available by way of new leases for a minimum period of 12 months.

### Deposit

A rental deposit equating to 10% of the rent will be held for the duration of the tenancy.

### Rating

The individual suites have their own rating assessment as set out in the schedule above.

Subject to certain conditions, no business rates would be payable by the occupier if the rateable value is less than £12,000.

### Legal Costs

Each party will be responsible for their own legal costs.

### VAT

VAT is applicable to figures quoted in these particulars

### Services

It is understood that the centre has all mains services, including up to 100 MB broadband connectivity.

### EPC

An EPC is available upon request.

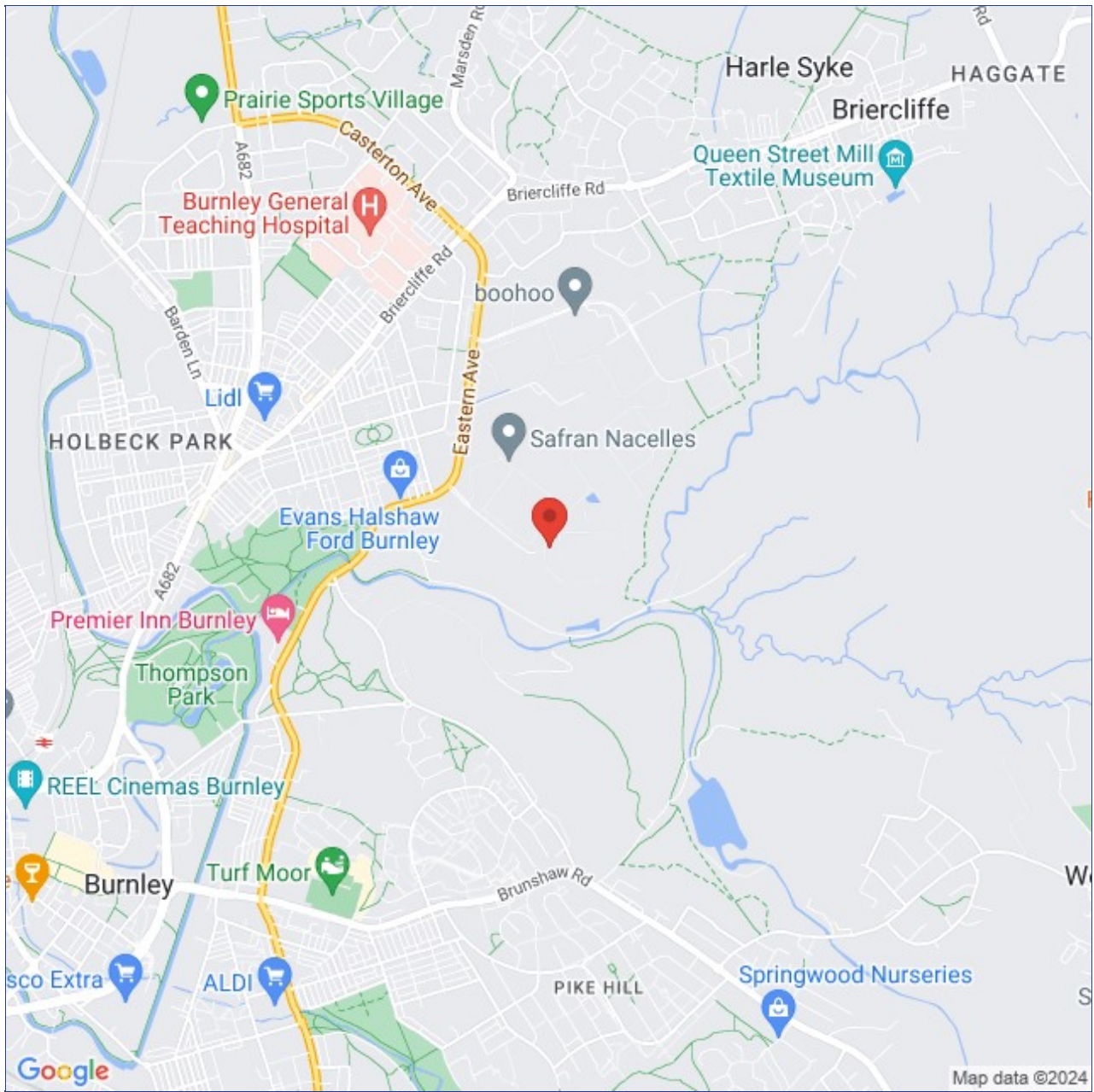
### Planning

Office use under B1 will be permitted.

### Viewing

Strictly through agents

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(Rebecca Weaver)  
01254 699030



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