TAYLOR WEAVER
CHARTERED SURVEYORS

Link 665, A56, Haslingden, BB4 5HU

TO LET

Use - Office

Size - 456 - 2,463 Sq ft

Rent - From £11 per sq.ft.

- 456 sq. ft. - 2,463 sq. ft.
- Prime A56 roadside frontage
- Parking for up to 271 vehicles
- Flexible terms

RICS

COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030 Email: info@taylorweaver.co.uk

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Location
The property occupies a high profile position fronting the Haslingden bypass (A56) which gives access to the M61 and M6 via the M65 to the north. The M66 and M62 to the south are within 5 minutes' drive.

Description
A detached self contained two storey steel framed building, with glazing and flat steel panels, within an overall site of 0.85 hectare (2.1 acres).

Each suite benefits from the following:
- suspended ceiling with Cat. 2 lighting
- carpet tiled floors
- raised floors
- gas fired central heating system

The communal space has been newly refurbished and benefits from the following:
- attractive reception area
- kitchen facilities
- male and female/disabled WC facilities
- lift
- parking for 271 cars
- access intercom
- meeting room hire

Accommodation
The following suites are available:

Suite	Size	Rent per month	Service Charge per month
11	2,083 sq. ft.	£1,996 +VAT	£347+VAT
16a	772 sq.ft	£805 +VAT	£129+VAT
19	795	£828 + VAT	£133 +VAT
21	2,463 sq. ft.	£2,360 +VAT	£410+VAT

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

Tenure
Leasehold

Rental
From £11 per sq.ft.

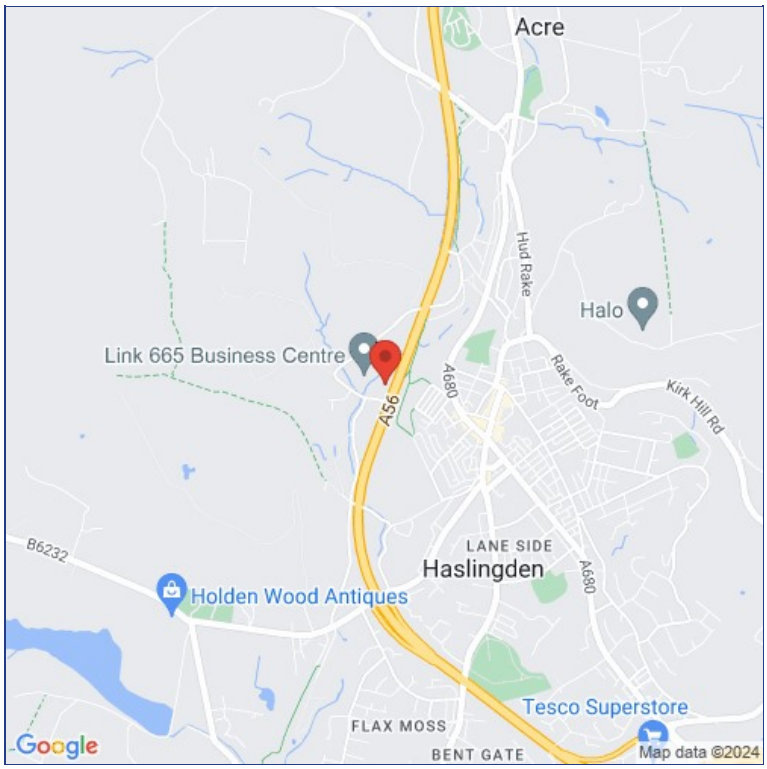
Lease Terms
The suites are available to let on flexible lease terms.

Rating
Each suite will be individually assessed upon occupation.

Subject to certain conditions no business rates should be payable by the occupier

Legal Costs
Each party to be responsible for their own legal costs involved in this transaction.

Viewing
STRICTLY THROUGH:
Taylor Weaver
(James Taylor)
01254 699030



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