

Link 665, A56, Haslingden, BB4 5HU

**TO LET**



**TO LET**

Use - Office

Size - 600 - 1,686 Sq ft

Rent - £8,100 per annum + VAT

- 600 - 1,686 Sq.ft
- Prime A56 roadside frontage
- Parking for up to 271 vehicles
- Flexible terms



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Link 665, A56, Haslingden, BB4 5HU

### 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
18	1266 sq.ft	£1,372 + VAT	£391 per month
19	795 sq. ft.	£861 +VAT	£133 per month
20	600 sq. ft.	£650 + VAT	£100 per month
22	1,686 sq. ft.	£1,682 + VAT	£281 per month

\* 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

£8,100 per annum + VAT

### 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

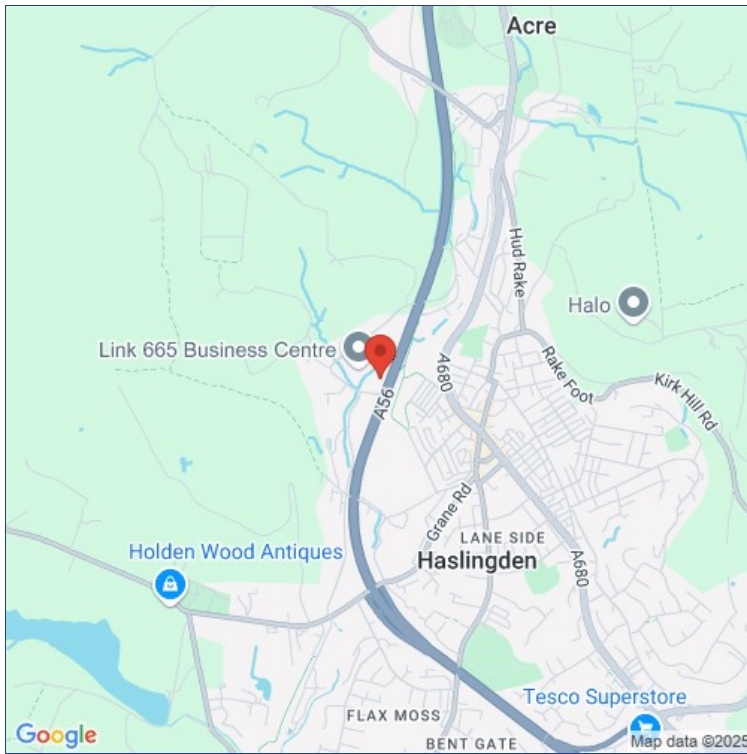
Each party to be responsible for their own legal costs involved in this transaction.

### Viewing

STRICTLY THROUGH:

Taylor Weaver  
(James Taylor)  
01254 699030

Link 665, A56, Haslingden, BB4 5HU



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

Telephone: 01254 699030



Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.