

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

TO LET



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Use - Office

Size - 248 - 489 Sq ft

Rent - From £74 per week (including service charge)

- Office Suites From 248 to 489 sq ft
- Flexible lease terms
- 24/7 access on managed estate
- Competitive inclusive rentals



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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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 as of today's date is as follows:

SUITE	SIZE	RENT (PA)	SERVICE CHARGE (PA)
1	461 sq.ft	£3,227	£3,918.50
12	248 sq.ft	£1,736	£2,108.00
22	489 sq.ft	£3,423	£4,156.50
24	478 sq.ft	£3,346	£4,063.00

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 £74 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 should be payable by the occupier of this building, as the rateable value is less than £15,000.

Legal Costs

Each party will be responsible for their own legal costs.

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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