

Northbridge House, Elm Street, Burnley, BB10 1PD

TO LET



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Use - Office

Size - 130 - 1,305 Sq ft

Rent - See Accommodation Schedule.

- High Quality Individual Office Suites
- Situated close to Burnley Town Centre
- Ample free parking on-site
- Manned on-site reception
- Flexible lease terms



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 is located on Elm Street on the edge of Burnley town centre. The surrounding area is primarily residential with a mix of commercial also located nearby.

Junction 10 of the M65 motorway is within close proximity to the property.

Description

Northbridge house offers high quality individual offices ranging from 130 -1,305 sq. ft

The property also benefits from the following:

- Ultra-high speed broadband
- Manned reception and on-site customer service team
- On-site café and communal areas
- Conference and meeting facilities
- Personalized mailbox and mailing services
- DDA compliant lifts
- Modern WC facilities including showers
- Free parking on-site with cycle boxes and electric vehicle charging bays

Accommodation

The accomodation is as follows:

Suite	Size (sq.ft)	Rent (per month) + VAT
C52	130	£240
A46	240	£250
A104	240	£265
D10	150	£305
A16	190	£355
B69	200	£375
C69	225	£410
B62	250	£440
C60	250	£440
D14	330	£490
B12	408	£565
C102	400	£630
D15	450	£645
B52	465	£660
B54	550	£760
B58	500	£825
D1	666	£920
B16	570	£935
C99	720	£990
B10/11	805	£1,230
B100 & B105	1305	£2,395

Rental

See Accommodation Schedule.

Lease Terms

The units are available on flexible all inclusive lease terms.

Rating

The units will require assessment upon occupation but we would expect the majority to be under the threshold for business rates relief.

Legal Costs

Each Party to be responsible for their own legal costs.

Services

It is understood that all main services are connected to the property

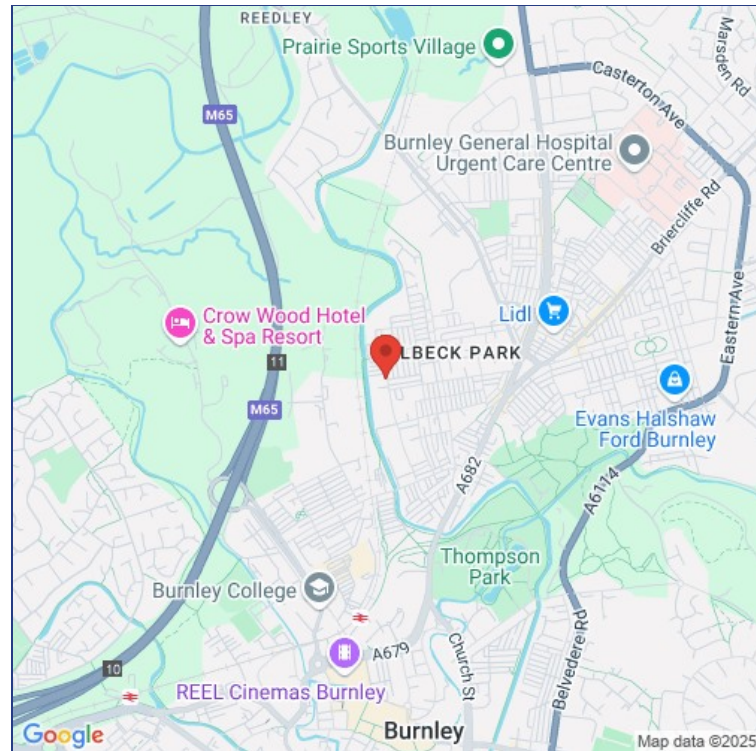
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EPC

Taylor Weaver act in the capacity as introductory agents and understand that the Landlord will supply the appropriate Energy Performance Certificate when requested

Viewing

Strictly through sole agents
Taylor Weaver
(Rebecca Weaver)
01254 699030



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