

Parkhill Business Centre, Padiham Road, Burnley, BB12 6TG

**TO LET**



## TO LET

Use - Office

Size - 1,513 - 3,026 Sq ft

Rent - 1,513 sq. ft - £12,000 pa +VAT 3,026

sq. ft - £24,000 pa +VAT

- High Quality Ground Floor Office Suites
- 1,513- 3,026 sq.ft
- Open plan modern office accommodation
- Ample on site parking
- Finished to a very high specification



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)

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### Location

The property is situated off Padiham Road on the edge of Burnley in an attractive rural environment but with excellent access to Junction 10 of the M65 motorway.

### Description

The property comprises the former Call Centre and now provides a high quality business centre. The available office space is 3,026 sq.ft however it can be split into two units extending to 1,513 sq.ft. It has been finished to a very high specification. The other half of the building is occupied by 247 Home Rescue.

The suites have the benefit of full height glazed windows with views across open countryside, raised floors, carpeted floors and air conditioning. WC facilities and amenity facilities are available.

The building is accessed from a feature entrance atrium and externally there are attractive grounds with ample on-site parking.

### Accommodation

The accommodation extends from 1,513 -3,026 sq. ft. A floor plan showing the building layout is available.

### Rental

1,513 sq. ft - £12,000 pa +VAT  
3,026 sq. ft - £24,000 pa +VAT

### Lease Terms

The offices are available by way of an effective full repairing and insuring lease for a period to be agreed.

### Service Charge

A service charge is levied on occupiers within the building to cover landscaping, gritting, common areas etc. This will be charged at £3 per sq. ft.

### Deposit

Subject to status a deposit may be required. Full details on request.

### Rating

Available on request.

### Legal Costs

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

### VAT

Vat is applicable

### Services

It is understood that all mains services (with the exception of gas) are available to the premises. The suites have the benefit of air conditioning. The tenant will be responsible for payment of their own utilities for the duration of the lease.

### EPC

An EPC are available on request.

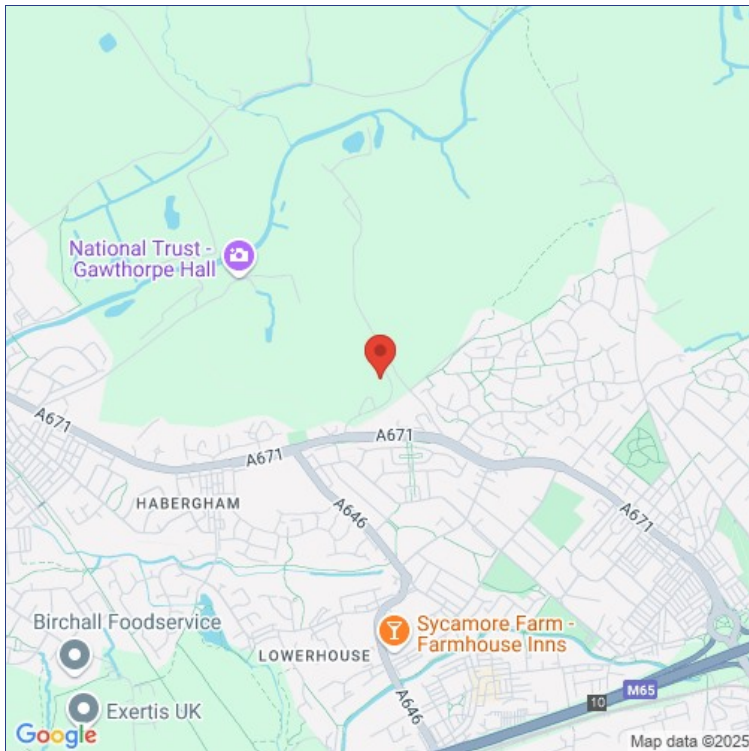
### Insurance

The cost of building insurance will be split between the tenants based on the sq footage occupied. Full details available on request.

### Viewing

Strictly through agents  
Taylor Weaver  
(James Taylor)  
01254 699030

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