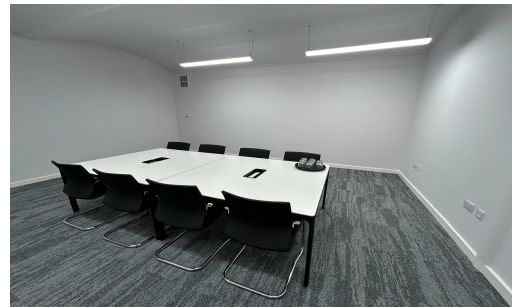


Primrose Studios, Primrose Road, Clitheroe, BB7 1DR

**TO LET**



**TO LET**

Use - Office

Size - 231 - 296 Sq ft

Rent - See accommodation schedule

- High quality office / studio space
- Suites from 231 sq. ft. upwards
- Available immediately
- Suitable for various uses



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)

## Primrose Studios, Primrose Road, Clitheroe, BB7 1DR

### Location

The premises are located on Primrose Road / Woone Lane on the outskirts of Clitheroe. The surrounding area is a mix of commercial and residential with a number of new build, high quality developments in the immediate vicinity.

### Description

Primrose Studios is an office / business centre which has been comprehensively refurbished throughout to create a modern workspace for small businesses.

There are external break out areas along with a meeting room which is available to hire. Externally there is a large car park at the front of the property for the occupiers.

### Accommodation

The suites have been measured on a net internal area basis. The availability is below:

Suite	Size (sq. ft.)	Rent
3	231 sq.ft	£7,508 per annum
14	296 sq.ft	£9,620 per annum

\*Rents quoted above are inclusive of utilities, broadband, building insurance and service charge.

### Tenure

Leasehold

### Rental

See accommodation schedule

### Lease Terms

Minimum 3 year lease.

### Rating

Subject to certain conditions the ingoing tenant will benefit from small business rates relief. Full details available on request.

### Legal Costs

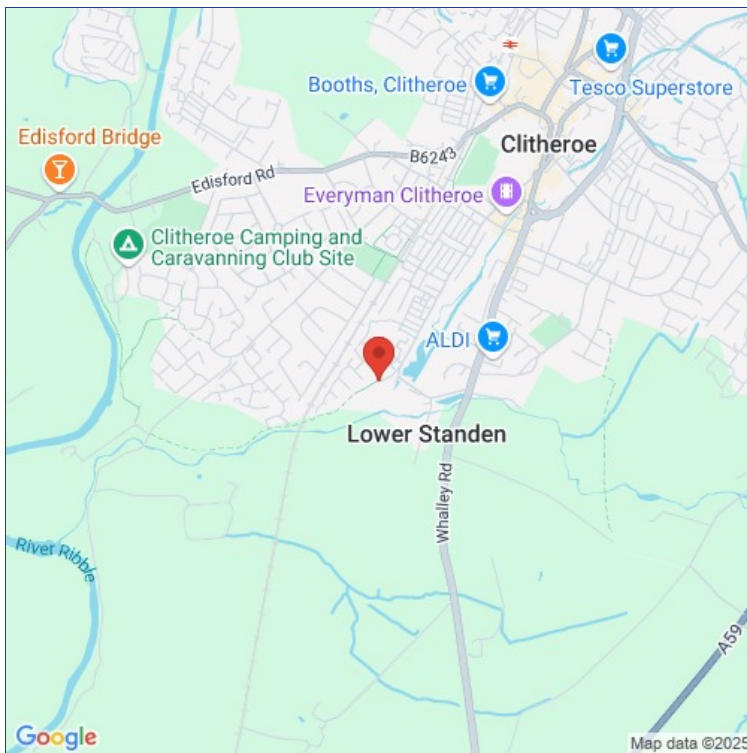
Each party to be responsible for their own legal costs.

### Services

All mains' services are connected to the property. Utility charges are included within the rental along with broadband and telephone costs.

### Viewing

Strictly through agents  
Taylor Weaver  
(James Taylor)  
01254 699030

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