

1st Floor, Castle House, Eastgate , Accrington, BB5 6AA

**TO LET**



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Use - Office

Size - 50 - 7,000 Sq ft

Rent - From £199 per month

- Modern Office Space currently being refurbished to a high specification
- Fully furnished Office Accommodation
- Leading Telecoms Technology
- Close to Accrington Town Centre but easy access to M65



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)

## 1st Floor, Castle House, Eastgate , Accrington, BB5 6AA

### Location

The premises are prominently situated fronting onto the A680 Eastgate in Accrington Town Centre and 0.5 miles from Junction 7 of the M65 motorway.

Neighbouring occupiers include Vue Cinema, McDonalds, Aldi and Town Centre retailers

Accrington Bus interchange and Railway station are just a short walk away.

### Description

The property comprises a detached attractive office building which is arranged over 3 floors.

The ground floor has let to one tenant with the first & second floor being extensively refurbished into smaller modern office accommodation ranging in size from 50 sq.ft upwards

Internally the refurbishment works include new carpets, LED lighting, air conditioning, suspended ceilings together with high quality kitchen & break out facilities and meeting rooms.

There is also a secure control system providing 24/7 access.

A passenger lift which serves all of the floors.

Externally there is parking within landscaped grounds.

### Accommodation

The following suites are available:

Room	Area (Sq.ft)	Desk Count	RRP List Price (PCM)
Office 2	349	8	£1,351
Office 3	223	5	£865
Office 5	188	4	£728
Office 6	187	5	£724
Office 8	99	2	£364
Office 10	262	6	£1,015
Office 12	189	4	£733
Office 17	195	5	£754
Office 18	151	3	£587
Office 19	250	6	£971

### Rental

From £199 per month

### Lease Terms

The suites are available to lease for a period of 12 months on internal repairing and insuring terms.

Rents are inclusive of utilities, service charge, building insurance, energy costs etc. Further details on request

### Deposit

A deposit may be required. Further details on request

### Rating

The suites to be re-assessed by the Valuation Office Agency.

We would expect the Rateable Value of the suites to fall below the threshold of £12,000 and therefore eligible businesses will be able to claim rates relief.

### Legal Costs

Each party to be responsible for their own legal costs

### VAT

VAT is applicable to the figures quoted in these particulars

### Services

All mains services are connected to the property.

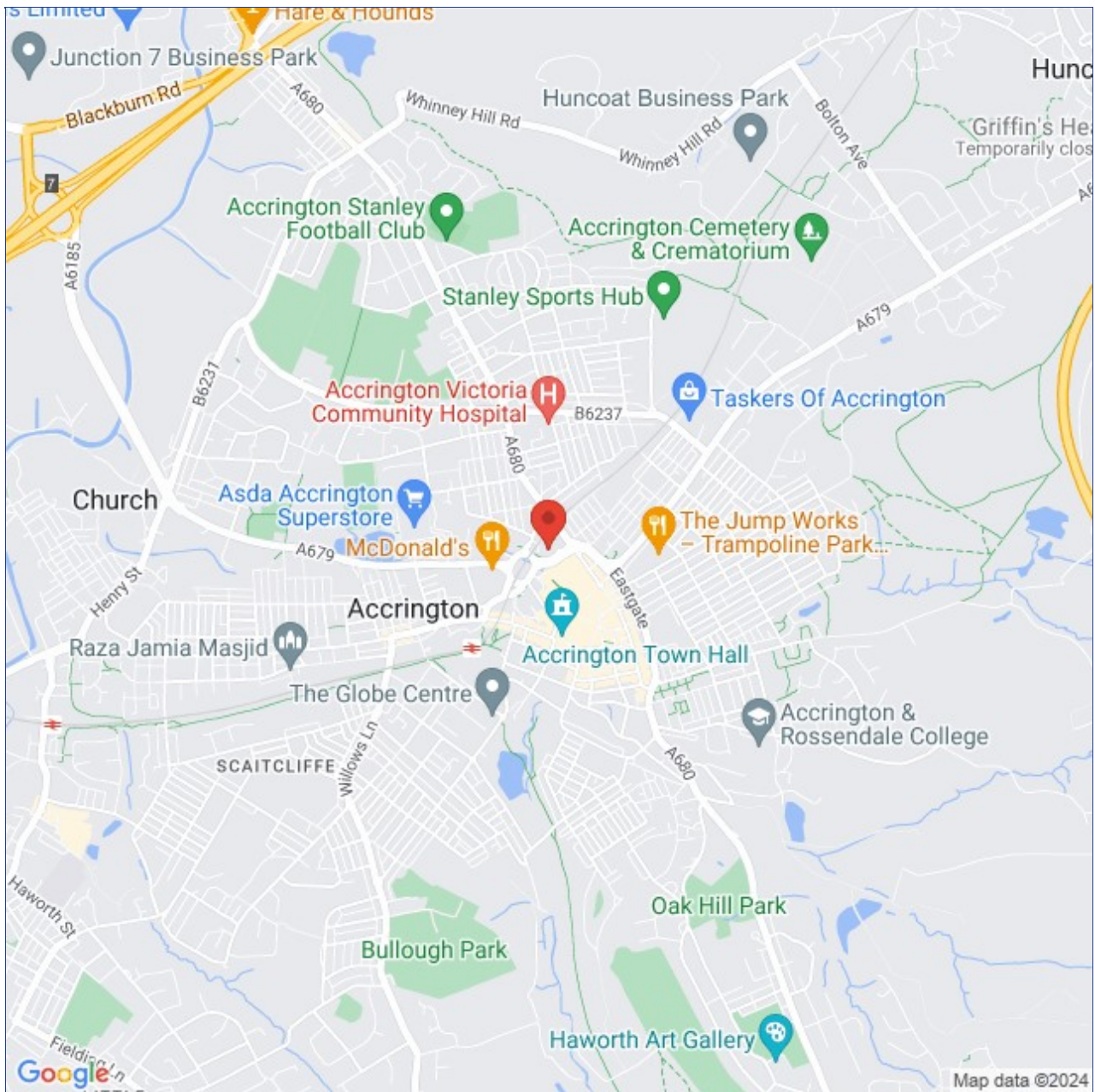
### Second Floor

The whole of the second floor extending to 7,000sq.ft is available to lease. Further details on request.

### Viewing

Strictly through agents  
Taylor Weaver  
(Rebecca Weaver)  
01254 699030





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