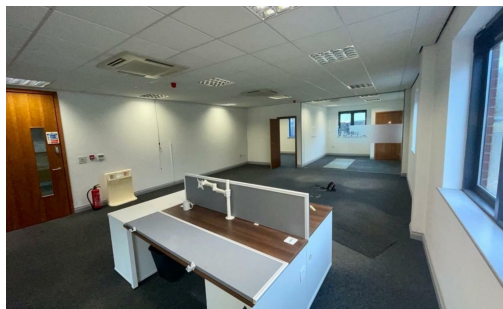


Ground Floor, Saturn House, Mercury Rise, Altham, BB5 5BY

TO LET



TO LET

Use - Office

Size - 1,375 Sq ft

Rent - See accommodation schedule.

- Ground Floor Self Contained Office Suite
- 1,375 sq ft
- High specification
- Floor to ceiling glazed partitioning
- Dedicated on site parking



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

Ground Floor, Saturn House, Mercury Rise, Altham, BB5 5BY

Location

The property is situated on Altham Business Park, which is approximately one mile from Junction 8 of the M65.

Occupiers in the immediate vicinity include Senator Group, Whatmore UK and Coach House Antiques.

Saturn House is primarily occupied by Creative World, an established design and marketing business. However, this office is completely self contained.

Description

The property comprises a suite finished to a extremely high specification. The offices benefit from glazed internal partitions, which form separate directors' offices/meeting rooms, as well as shared kitchen and WC facilities.

Internally the building benefits from air conditioning throughout, LED lighting and Cat5 trunking around the perimeter of the suites.

Accommodation

We have calculated the net internal area of the premises to be as follows:

	Size (sq. ft.)	Size (sq. m.)	Rental (+VAT)
Suite 2	1,375 sq. ft.	128 sq. m.	£21,800 per annum

Rent are inclusive of service charge, utilities, building insurance.

Rental

See accommodation schedule.

Lease Terms

The property is available by way of a new lease for a minimum period of 3 years on internal repairing and insuring basis

Rating

Available on request.

Legal Costs

Each party to be responsible for their own legal costs

Services

All mains services are available to the premises, with the exception of gas. The suite also benefits from air conditioning. The cost of all utilities are included within the rental price.

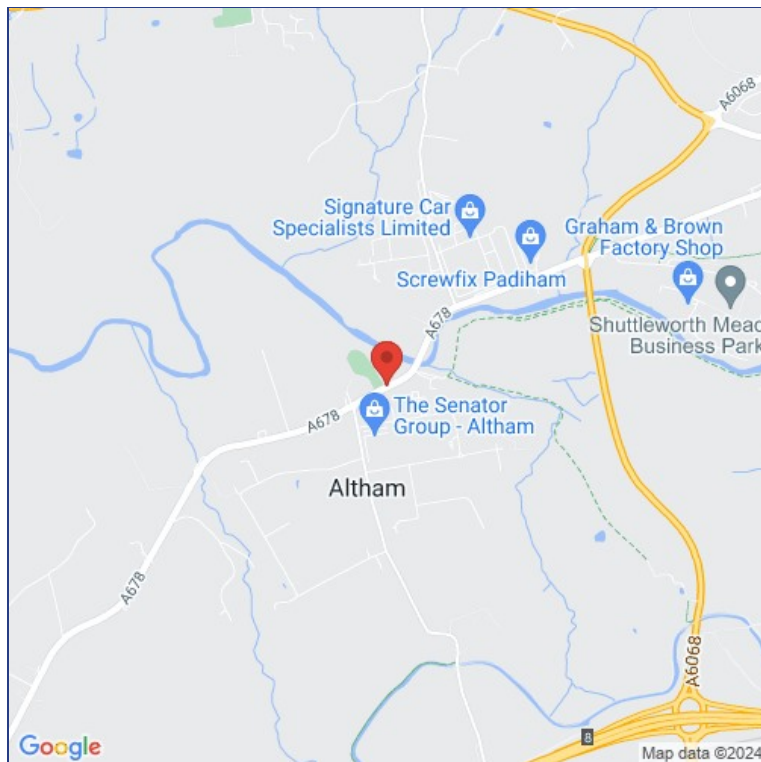
Viewing

Strictly through agents

Taylor Weaver

(James Taylor)

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