



Hardmans Mill

New Hall Hey Road, Rossendale BB4 6HH



Recently refurbished office space available

Suites ranging from 400 - 3,340 sqft



Description

Accommodation

Location

Gallery

Contact

Description

Enquire now! 0800 9961 999

Specification

The business centre is ideally equipped to meet the needs of new & established businesses with high quality office suites available in a range of sizes & suitable for a wide variety of users.

Many of the offices have retained the buildings original features including the exposed brick vaulted ceiling each suite allows intercom, cctv, 2 lifts & meeting room facilities.

Offering:

- Location adjacent to A682 by-pass
- Flexible terms
- On-site parking
- Recently refurbished office & communal areas
- Opposite New Hall Hey Retail Park offering M&S food hall & Aldi
- Tesco superstore within 8min drive

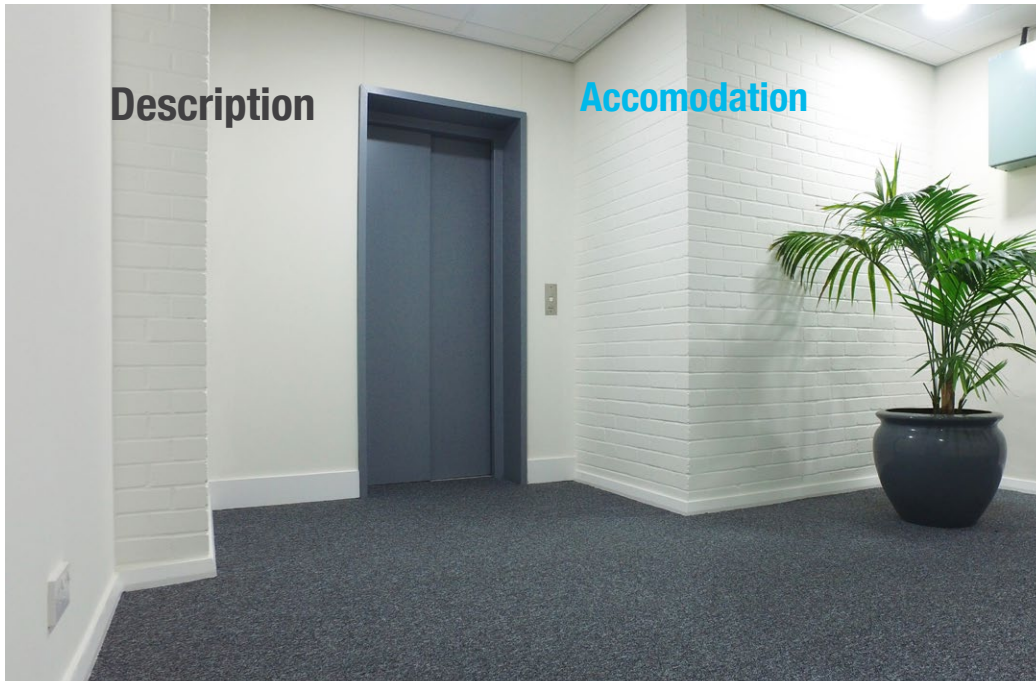
Description

Accommodation

Location

Gallery

Contact



Accommodation

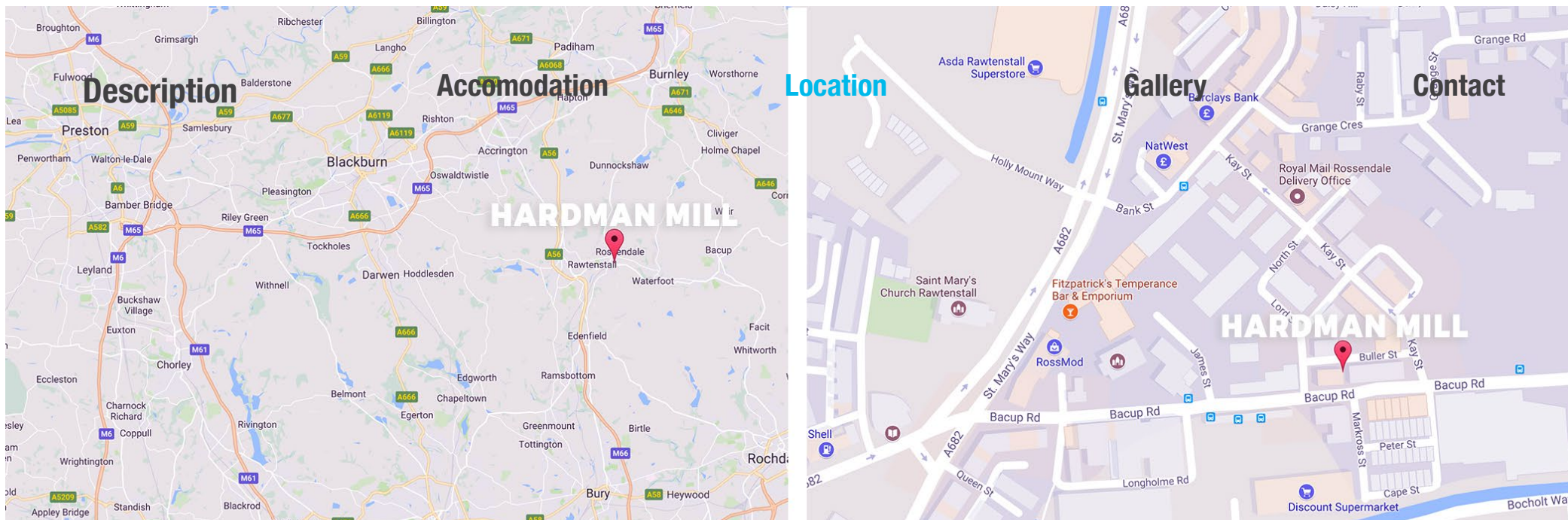
Available suites range from

400-3,340sqft

- Electricity is metered separately
- Some suites allow small rates relief

Enquire now! 0800 9961 999

E: sian.hindle@hurstwoodholdings.com



Location



Sat Nav: BB4 7ND

The property has excellent access to the motorway networks linking Rossendale, Manchester and Blackburn yet close enough to the local amenities provided within Rawtenstall town centre, which is only a few minutes walk away.

Manchester City Centre is less than 30 minutes drive during most of the day, and the Lancashire towns of Bury, Blackburn and Burnley can all be reached in less than 20 minutes.



Bury	8 miles	15 mins
Burnley	8 miles	15 mins
Blackburn	10 miles	20 mins
Preston	22 miles	40 mins
Manchester	17 miles	30 mins

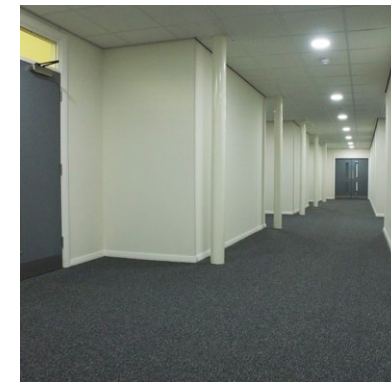
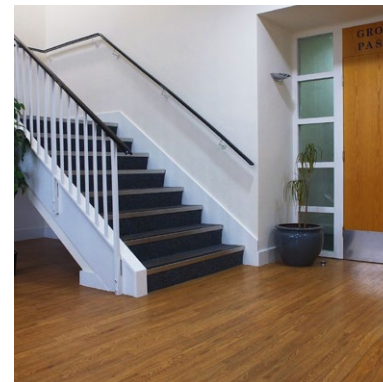
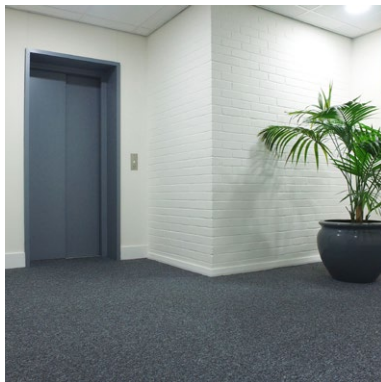
Description

Accommodation

Location

Gallery

Contact



Enquire now! 0800 9961 999 E: sian.hindle@hurstwoodholdings.com

Description

Accommodation

Location

Gallery

Contact

- Upon taking possession of the property an EPC will be provided.
- Any ingoing tenant will be responsible for the payment of business rates levied on the demise by the local rating authority.
- All figures quoted are exclusive of, but will be liable for, VAT at the prevailing rate.



Contact us for more info: **0800 9961 999!**



72 Bridge Street Chambers, 72 Bridge Street, Manchester, M3 2RJ

Sian Hindle T: 0161 220 1999

E: sian.hindle@hurstwoodholdings.com



James Taylor T: 01254 699 030

E: james@taylorweaver.co.uk

Crystal Hurstwood gives notices to anyone who may read these particulars as follows; 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an office or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that and services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changes since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact.