

Second Floor, New Hall Hey Business Centre, New Hall Hey Road, Rawtenstall, BB4 6HR

**TO LET**



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Use - Office

Size - 175 Sq ft

Rent - From £570 per month.

- Office Suites on Flexible Terms
- Easy access to to A56 Haslingden Bypass
- Town Centre Location



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

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### Location

The business centre is situated on the edge of Rawtenstall town centre, with excellent access onto the A56 Haslingden/Edenfield Bypass, with links directly to the M66 and M65 motorways.

The property is immediately adjacent to the New Hall Hey Retail Park, which includes occupiers such as M&S, Pets at Home, TK Maxx, Costa and Aldi.

### Description

The property comprises a 3 storey business centre, with the second floor being newly refurbished into 8 small suites.

Each office benefits from the following high specification:

- ~LED lighting
- ~Carpet tile flooring throughout
- ~Gas fire central heating

There is also a communal reception, a meeting/chill area together with a break out room and WC facilities.

Lift access is available to all floors within the main building.

### Accommodation

The availability is as follows :

Suite	Size	Rent (per month)	Utilities (pcm)
Suite 5	325sq.ft	£528 pcm	£650

All prices are subject to VAT at the prevailing rate.

\*Inclusive of service charge and building insurance

### Rental

From £570 per month.

### Lease Terms

The suites are available to lease for a minimum period of 12 months on effective full repairing and insuring terms. The rent is inclusive of service charge & insurance.

### Rating

The suites will be re-assessed by the Valuation Office Agency upon completion. Figures to be confirmed in due course however we anticipate that all suites will benefit from small business rates relief.

### Legal Costs

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

### VAT

VAT will be applicable to the figures above

### Services

All mains services are connected to the property. All utility costs will be paid by the landlord and then recharged to the tenant at an additional £2 per sq. ft.

### Internet

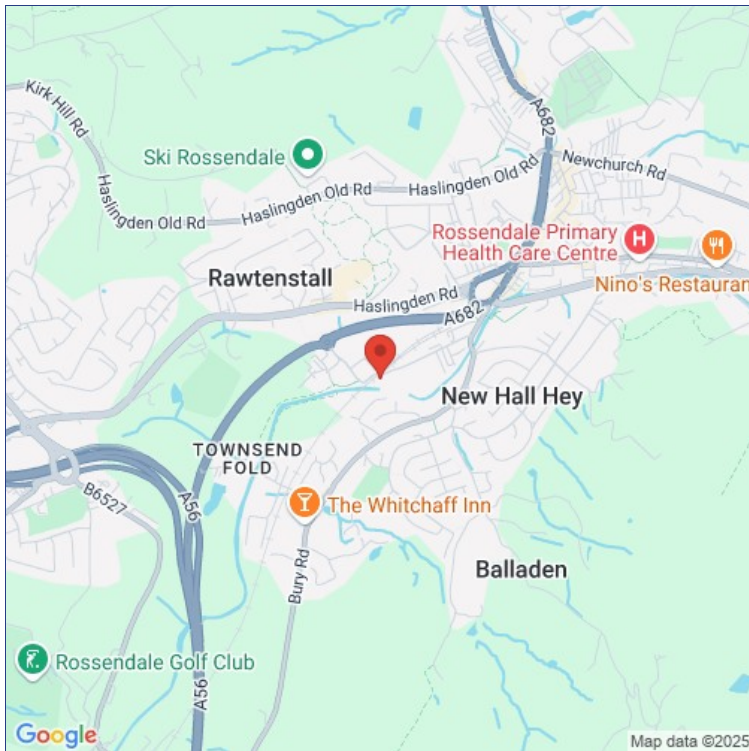
The tenant is to provide their own WIFI

### Viewing

Strictly through agents

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(Rebecca Weaver)  
01254 699030

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