

Primrose Studios, Primrose Road, Clitheroe, BB7 1DR

TO LET



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Use - Office

Size - 94 - 231 Sq ft

Rent - See accommodation schedule

- High quality office / studio space
- Suites from 94 sq. ft. upwards
- Available immediately
- Suitable for various uses



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

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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
7	107 sq.ft	£3,478 per annum
8	94 sq.ft	£3,055 per annum
9	166 sq.ft	£5,395 per annum
10**	166 sq.ft	£5,395 per annum
12	142 sq.ft	£4,615 per annum

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

** Office 10 available from 1st April 2024.

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)

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