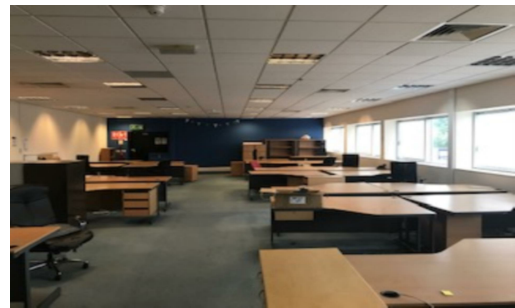
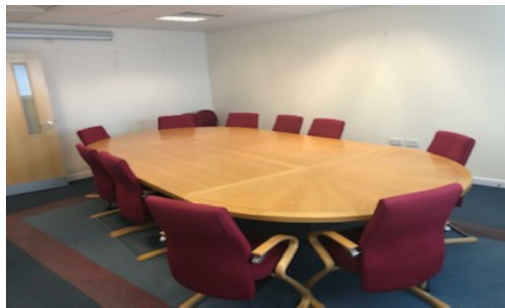


Self Contained Offices, Time Technology Park,, Junction 8 M65 Motorway,  
Simonstone, BB12 7NQ

**TO LET**



**TO LET**

**Use** - Office

**Size** - 7,836 Sq ft

**Rent** - £8.00 per sq.ft (£63,000 per annum)

- Prominent Two Storey Office Building with Ample Parking
- 7,836 sq.ft
- Easy motorway access
- 24 hour on site security



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)

## Self Contained Offices, Time Technology Park,, Junction 8 M65 Motorway, Simonstone, BB12 7NQ

### Location

The property is situated on Time Technology Park within an established business and industrial area of Lancashire, midway between Altham Business Park and Shuttleworth Mead Business Park.

It has excellent access to Junction 8 of the M65 motorway, which is approximately one and a half miles away.

### Description

The property comprises excellent high quality two storey office accommodation benefiting from warm air heating, carpeted floors, reception area and ample on-site reserved parking.

The building is situated within a secure site with 24-hour security guard patrol and available on competitive terms.

### Accommodation

We are advised that the accommodation is as follows:

Ground	Offices & Amenity	3,908 sq.ft
First	Offices	3,926 sq.ft
<b>TOTAL</b>		<b>7,836 sq.ft</b>

### Rental

£8.00 per sq.ft (£63,000 per annum)

### Lease Terms

The property is available by way of a new lease for a period of 3 years on effective full repairing and insuring terms.

### Service Charge

A service charge in the region of £2 per sq.ft. is levied on occupiers within the development, to cover buildings insurance, repairs and maintenance, security, landscaping, lift maintenance, cleaning, lighting, etc.

### Rating

The property has a Rateable Value of £28,500 with rates payable expected to be in the region of £14,000

### Legal Costs

Each party to be responsible for their own legal costs.

### Services

It is understood that all mains services are available.

### EPC

An EPC is available on request.

### Planning

The property is suitable for office use.

### Viewing

STRICTLY THROUGH AGENTS: Taylor Weaver (Neil Weaver)  
Telephone 01254 699030

