

Self Contained Offices, Time Technology Park, , Simonstone, BB12 7NQ



TO LET

Prominent Two Storey Office Building with Ample Parking 7,836 sq.ft

- Quality office accommodation
- Highly prominent location
- Excellent motorway access
- 24 hour security guard patrol

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
TOTAL		7,836 sq.ft

Services

It is understood that all mains services are available.

Rating

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

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/Building Insurance

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.

EPC

An EPC is available on request.

Rental

On application

Availability

The property is available for immediate occupation

Legal Costs

Each party to be responsible for their own legal costs.

Planning

The property is suitable for office use.

Viewing

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

TAYLOR WEAVER

CHARTERED SURVEYORS

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RICS

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