

Driver House, 4 St Crispin Way, Haslingden, Rossendale, BB4 4PW

TO LET



TO LET

Use - Office

Size - 13,756 - 26,253 Sq ft

Rent - £210,100 per annum plus VAT

- 13,756 SQ FT - 26,254 SQ.FT
- DETACHED OFFICE PREMISES
- Parking on site for 90 plus vehicles
- Great location next to the A56 / Haslingden bypass
- Available immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

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Location

The premises are located on St Crispin Way, Haslingden which feeds directly off the A56 (Haslingden bypass) and links onto the M65 and M66 motorways leading towards Bury, Manchester and Blackburn. Please see location plan.

Saint Crispin Way is located on Carrs Industrial Estate which is a popular warehouse and office location with a variety of well established businesses in the area.

Description

The property is an attractive 2-storey detached former headquarters office constructed on a steel portal frame with attractive stone, brick and feature glazing on the elevations. Internally the accommodation is split into various meeting rooms, private offices and large open plan office areas, however the layout can be reconfigured to suit tenant requirements.

Internally the property benefits from raised access floors throughout and air conditioning. A full specification is available on request.

Accommodation

We have calculated the net internal area of the premises to be as follows:

Ground Floor	12,497 sq.ft
First Floor	13,756 sq.ft
Total	26,253 sq.ft

Rental

£210,100 per annum plus VAT

Lease Terms

The property is available by way of a new lease for a minimum term of 5 years.

Rating

As published on the VOA website the property has a rateable value of £75,000. We estimate that the rates payable for 2023/24 will be £38,400 per annum.

Legal Costs

Each party to be responsible for their own legal costs.

Services

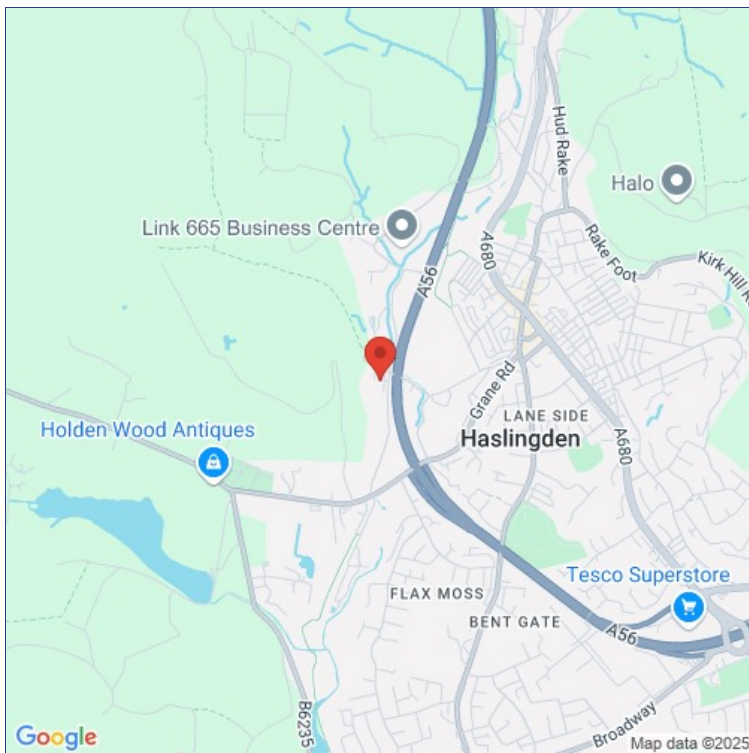
All mains services are connected to the property. The offices are air conditioned throughout.

EPC

An EPC is available upon request.

Viewing

Strictly via sole agent: Taylor Weaver
James Taylor
Director
Tel: 01254 699 030

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