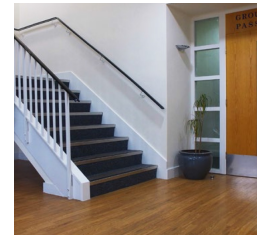


TAYLOR WEAVER

CHARTERED SURVEYORS

Hardman's Business Centre, New Hall Hey Road, Rawtenstall, BB4 6HH



TO LET

Refurbished Office Suites from 375 sq ft to 1,792 sq ft
Excellent location on the edge of Rawtenstall Town Centre

- Good access to Haslingden/Edenfield Bypass
- Flexible lease terms
- Competitive rentals
- Ample on-site parking

Location

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

Description

A Grade II listed refurbished former mill, which now provides 32 individual business suites.

Internally the premises provide a series of suites which have been tastefully decorated and fully carpeted throughout, with blinds fitted to all windows, and electric heating, communal kitchens and toilet facilities.

Accommodation

Availability is as follows:

SUITE	FLOOR AREA	*RENT P/A
7	820 sq.ft	£9,840
10	650 sq. ft.	£7,800
11	890 sq. ft.	£11,570
32	1,792 sq.ft	£19,700
35	831 sq. ft	£10,800

38	930 sq. ft	£12,000
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*Rent is inclusive of service charge and insurance.

ADDITIONAL COSTS:

- Electricity - units metered individually
 - Rates payable to Local Authority**
 - All prices subject to VAT at the prevailing rate
- ** Small business rates relief may be applicable

Rating

Each suite is separately assessed.

Subject to certain conditions small business rates relief will be available to the occupier.

Lease Terms

The suites are available to lease for a minimum period of one year on an internal repairing basis.

A service charge and insurance premium is included in the rent.

Each suite is separately metered for electricity.

Rental

From £13 per sq.ft including service charge

Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs involved in the transaction.

Viewing

STRICTLY THROUGH AGENTS

Taylor Weaver (James Taylor)

Telephone 01254 699030

01254 699030
01257 204900

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Central Lancs Office: Suite A10 Arundel House, Ackhurst Business Park, Chorley, PR7 1NY

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RICS

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