

TAYLOR WEAVER

CHARTERED SURVEYORS

Hurstwood Court Business Centre, New Hall Hey Road, Rawtenstall, BB4 6HH



**Small office suites available 128 sq. ft. - 419 sq. ft.
Brand new serviced offices on flexible lease terms**

- **Excellent location close M66**
- **Ample on site parking**
- **Edge of Rawtenstall town centre**

Location

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

The property is immediately adjacent to the New Hall Retail Park, which includes occupiers such as M&S, Aldi, Pets at Home, TK Maxx and Costa.

Description

Hurstwood Court is a new serviced office / business centre which has been completely refurbished throughout to create a modern workspace for small businesses.

The offices benefit from communal kitchen and toilet facilities. Both floors of the business centre have break out areas along with meeting rooms which are available to hire.

Accommodation

Suite	Size	Rent (per annum)
G1	279 sq. ft.	£6,420 +VAT
G2	326 sq. ft.	£7,500 +VAT
F10	419 sq.ft	£9,216 +VAT
F12	128 sq.ft	£3,360 +VAT

Rent inclusive of service charge, building insurance and utilities.

Services

All mains services are connected to the property.

Rating

The suites have to be re-assessed by the Valuation Office Agency. Figures to be confirmed in due course.

Lease Terms

The suites are available to lease for a minimum period of 12 months on internal repairing and insuring terms.

The rent is inclusive of service charge, insurance and electricity. Fibre broadband is available to tenants at a cost of £40 per month.

VAT

VAT will be applicable to the figures above.

Internet

Fibre broadband is available to tenants at a cost of £40 per month

Tenure

Leasehold

Rental

See availability schedule.

Availability

Available immediately

Legal Costs

Each party to be responsible for their own legal costs involved in

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 RICS

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

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the transaction.

Viewing

Strictly through agents

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