

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

TO LET



TO LET

Use - Office

Size - 155 - 326 Sq ft

Rent - See accommodation schedule

- High quality serviced offices on flexible lease terms
- Competitive rentals
- Ample on site parking
- Edge of Rawtenstall town centre



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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

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

The current availability is as follows:

Suite	Size	Rent	Service Charge	Availability
			Includes Building Insurance	
G2	326 sq.ft	£625/ month	£55 / month	Available
F8	155 sq.ft	£350/ month	£25 / month	Available

All utility costs will be charged to the landlord and then recharged to the tenant at an additional £2.00 per sq.ft

Rental

See accommodation schedule

Lease Terms

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

Deposit

A deposit is required for the suites. Further details on request.

Rating

The suites have to be re-assessed by the Valuation Office Agency. Figures to be confirmed in due course but we would expect the suites to fall below the Rateable value threshold of £12,000 and therefore eligible businesses will be able to claim rates relief.

Legal Costs

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

VAT

VAT will be applicable to the figures above.

Services

All mains services are connected to the property.

Broadband

Fibre broadband is available to tenants at a cost of £50 per month

Viewing

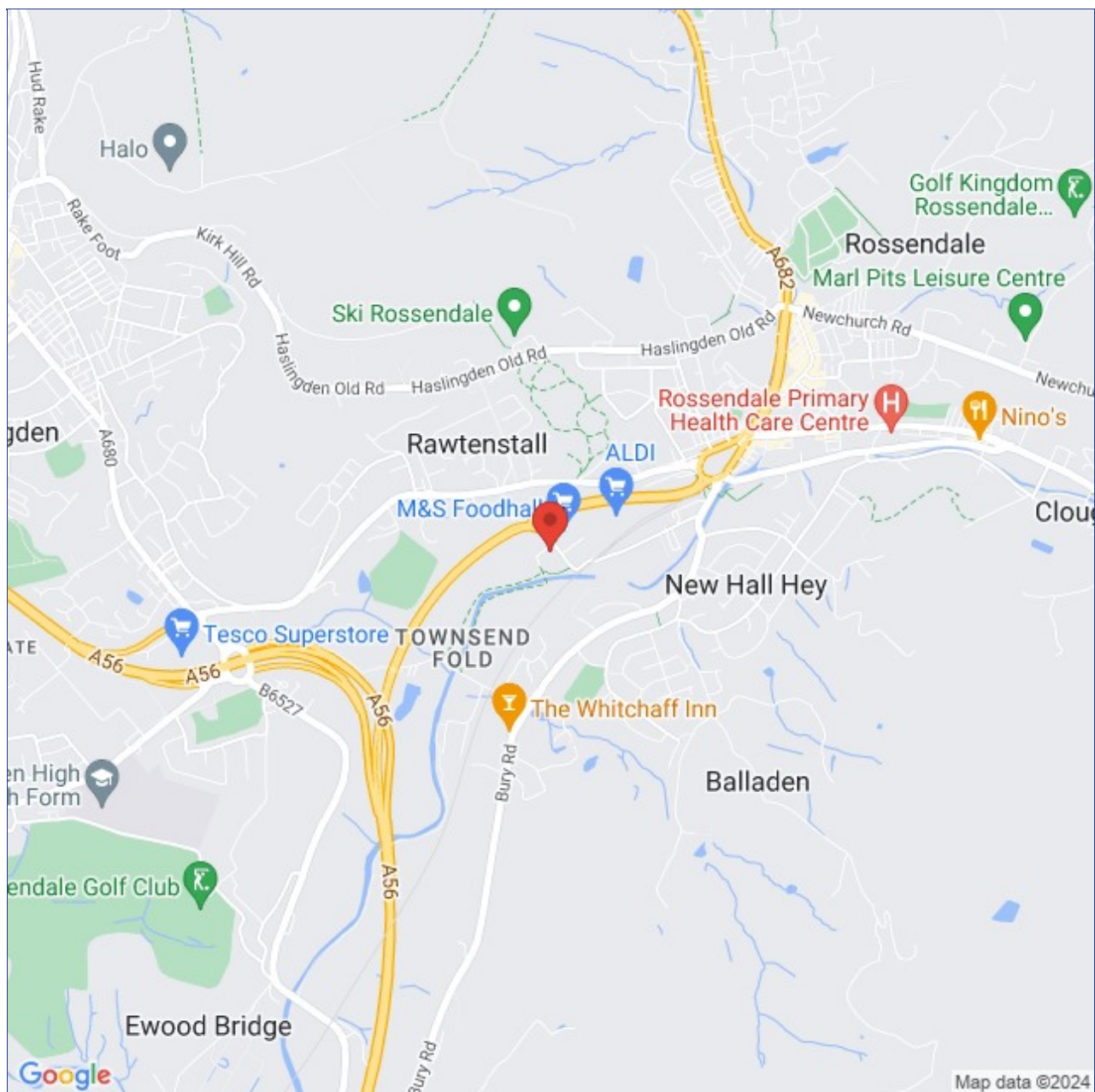
Strictly through agents

Taylor Weaver

Contact: Rebecca Weaver

01254 699030

rebecca@taylorweaver.co.uk



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.