

New Hall Hey Business Centre, New Hall Hey Road, Rawtenstall, BB4 6HR

TO LET



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Use - Office

Size - 2,615 Sq ft

Rent - £26,148 pa + VAT

- Refurbished Office Suite on Flexible Lease Terms
- Easy Access to A56 Haslingden Bypass
- Town Centre Location
- High Specification



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

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

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

Description

The property comprises a 3 storey business centre, which has been newly refurbished into smaller office suites.

Suite 9 benefits from the following high specification:

- ~LED lighting
- ~Carpet tile flooring throughout
- ~Gas fire central heating

There is also a communal reception, a meeting/chill area together with WC facilities.

Lift access is available to all floors within the main building.

Accommodation

We have calculated that the net internal area is 2,615 sq.ft

Tenure

Leasehold.

Rental

£26,148 pa + VAT

Lease Terms

The suite is available to lease for a minimum period of 12 months

Service Charge

A service charge is levied on occupiers which covers security, landscaping, gritting, external lighting, etc. The service charge is currently estimated to be in the region of £2.20 per sq.ft and building insurance in the region of £0.30p per sq.ft, both plus VAT

Rating

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

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. All utility costs will be paid by the landlord and then recharged to the tenant at an additional £2 per sq. ft

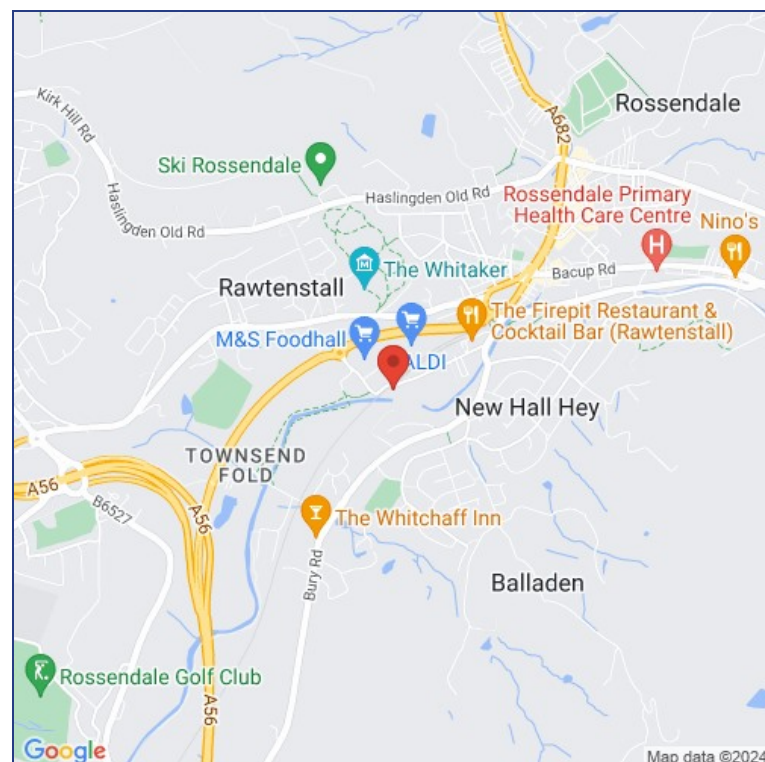
Internet

The tenant is to provide their own WIFI

Viewing

Strictly through agents

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