

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

TO LET



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Use - Office

Size - 325 Sq ft

Rent - From £5,700 +VAT per annum.

- Office Suites on Flexible Terms
- Easy access to to A56 Haslingden Bypass
- Town Centre Location



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, with the second floor being newly refurbished into 8 small suites.

Each office 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 a break out room and WC facilities.

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

Accommodation

The availability is as follows :

Suite	Size	Rent (pcm)	Utilities (pcm)
Suite 7	325 sq.ft	£475	£52

All prices are subject to VAT at the prevailing rate.

Rental

From £5,700 +VAT per annum.

Lease Terms

The suites are available to lease for a minimum period of 12 months on effective full repairing and insuring terms. The rent is inclusive of service charge & insurance.

Rating

The suites will be re-assessed by the Valuation Office Agency upon completion. Figures to be confirmed in due course however we anticipate that all suites will benefit from small business 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. 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

Taylor Weaver
(Rebecca Weaver)

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