



## Town Centre Offices Within Landmark Conversion

### TO LET

**THE OLD TANNERY  
EASTGATE  
ACCRINGTON  
LANCASHIRE  
BB5 6PW**

**163 - 1,871 Sq Ft (15.14 - 173.82 Sq  
M)**

### Location

The premises are prominently situated fronting Eastgate, on the outskirts of Accrington town centre.

### Description

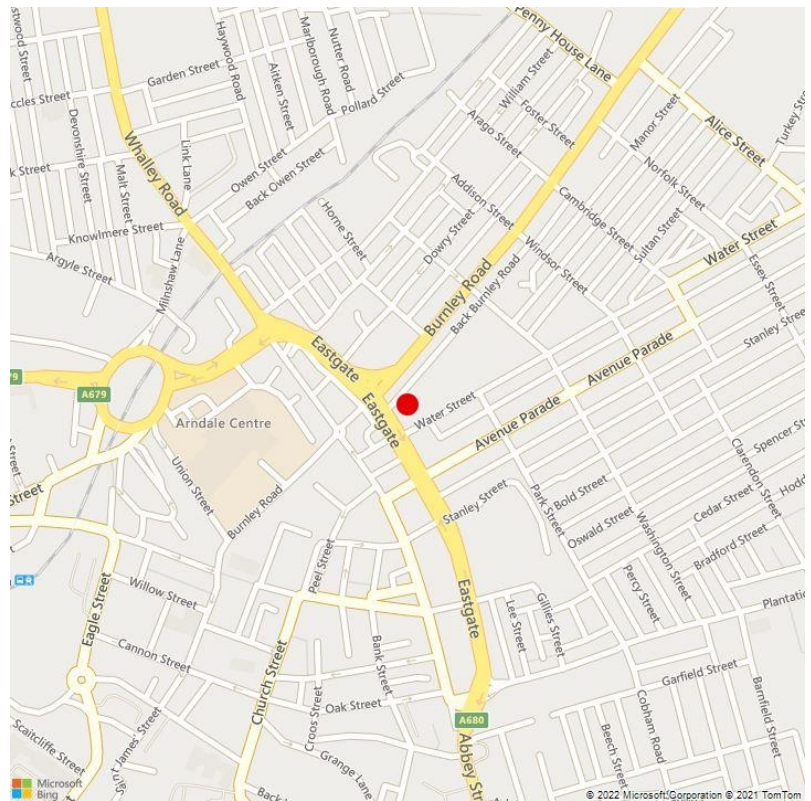
The property comprises a prominent four storey brick built former tannery, which has been modernised and refurbished to provide high quality office accommodation.

Access to the building is from a rear car park and internally the accommodation includes carpet tiled floors plastered and bare brick walls, suspended ceilings with recessed Cat 2 fluorescent lighting, perimeter 3 compartment trunking and wall mounted electric heaters.

The ground floor comprises of 5 individual suites with a reception area. The offices could be let as individual suites or could be combined.

This accommodation is located on the top floor and is available as one suite that could readily divide into 3 different office suites.

### Accommodation



### Price

### Terms

Suites are available for a term to be agreed with the tenant being responsible for the usual occupiers costs to include business and water rates, electricity and gas.

## Additional Information

### EPC

An Energy Performance Certificate is available upon request.

### VAT

All Prices quoted are exclusive of, but may be subject to VAT at the prevailing rate.

### Viewings

Petty Commercial  
Empire Business Centre,  
2 Empire Way,  
Burnley,  
BB12 6HH

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