



Fully Modernized Office Suites On Flexible Terms.

TO LET

**17-19 NICHOLAS STREET
BURNLEY
LANCASHIRE
BB11 2AQ**

200 Sq Ft (18.58 Sq M)

- Range of office suites over three floors, from £80 per week inclusive.
- Office sizes from 1 - 5 desks.
- Meeting room, communal breakout area and modern kitchen.
- Town centre location with excellent transport links.
- Unrivalled links to the M65.
- Flexible terms with early occupation.

Location

The property is situated in a prime position in Burnley town center fronting Nicholas Street close to its junction with Grimshaw Street. The property is within walking distance of the town centre and close to various pay and display car parks. The building is approximately 1/2 mile from junction 10 of the M65 motorway with good access to the towns of Preston Blackburn and Skipton.

Description

An attractively restored period building that has retained a number of original features. It has been fully modernized to a very high standard and offers a series of private offices together with the added benefit of a communal meeting room a new kitchen with breakout area and ample male and female WC facilities. Each suite has the benefit of natural light, heating and broadband, they are carpeted and finished in neutral colours. Access is by an intercom and there is limited car parking on the street adjacent and in a private carpark.

Accommodation

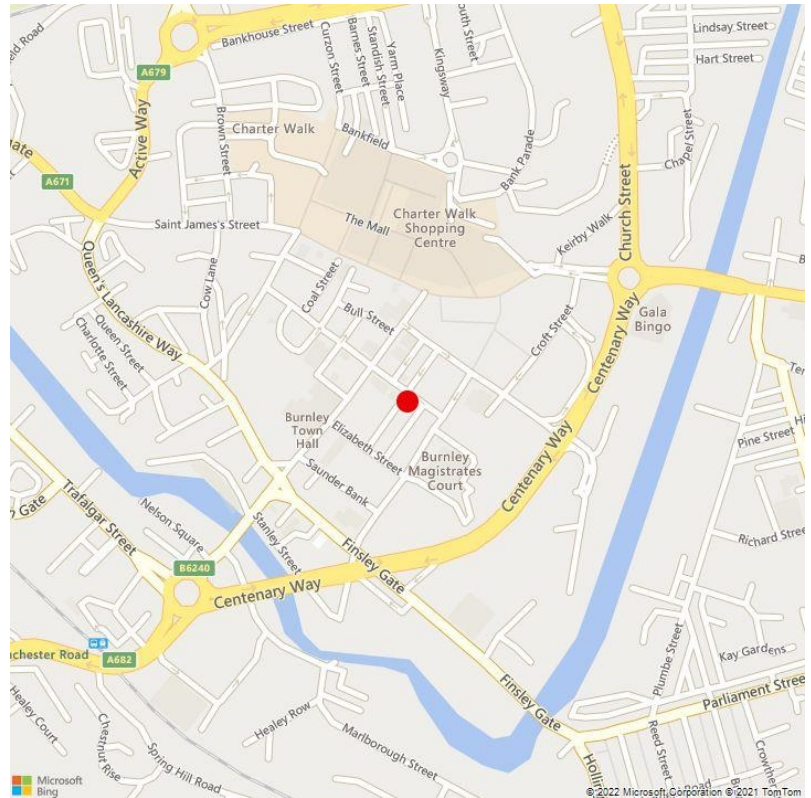
GROUND FLOOR OFFICE 1 approx 200 sq.ft
FIRST FLOOR OFFICE 2 - approx 200 sq.ft
SECOND FLOOR OFFICE 8 - approx 200 sq.ft

Services

Each suite has the benefit of electric heating and broadband.

Services Responsibility

It is the incoming tenants responsibility to satisfy themselves that the services, including broadband is of adequate capacity.



Planning

It is the prospective tenants responsibility to verify that their intended use is acceptable to the local planning authority.

Price

£80 per week inclusive of heating and cleaning of the common areas.

Business Rates

The property may benefit from Small Business Rates Relief, and interested parties should contact Pendle Borough Council direct on 01282 661661.

Terms

The suites are available on flexible terms for a minimum of six months.

Additional Information

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each party is responsible for their own legal costs.

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

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.