

LIBRARY PHOTO



High Specification Office Suite

TO LET

**SUITE 4 BARROWFORD BUSINESS
CENTRE
RIVERSIDE WAY
BARROWFORD
NELSON
LANCASHIRE
BB9 6BP**

539 Sq Ft (50.07 Sq M)

- Established office park 5 minutes from junction 13 of the M65.
- Open plan accommodation with excellent natural light.
- Dual air conditioning/ heating units.
- Situated on the ground floor.
- Quality kitchen and WC facilities.
- On site parking available.

Location

Accessed from Barrowford Road (A6068), Riverside Business Park offers excellent transport links to the M65 which in turn provides direct access to the M6 and M61 south of Preston.

Barrowford village centre is within half a mile with Nelson town centre and all its amenities being within one mile.

Description

This ground floor office suite available provides open plan office accommodation with dual air conditioning / heating, suspended ceilings and intercom system.

The property offers a welcoming shared reception area, male, female and disabled WC facilities, kitchen and lift access to the first floor.

Accommodation

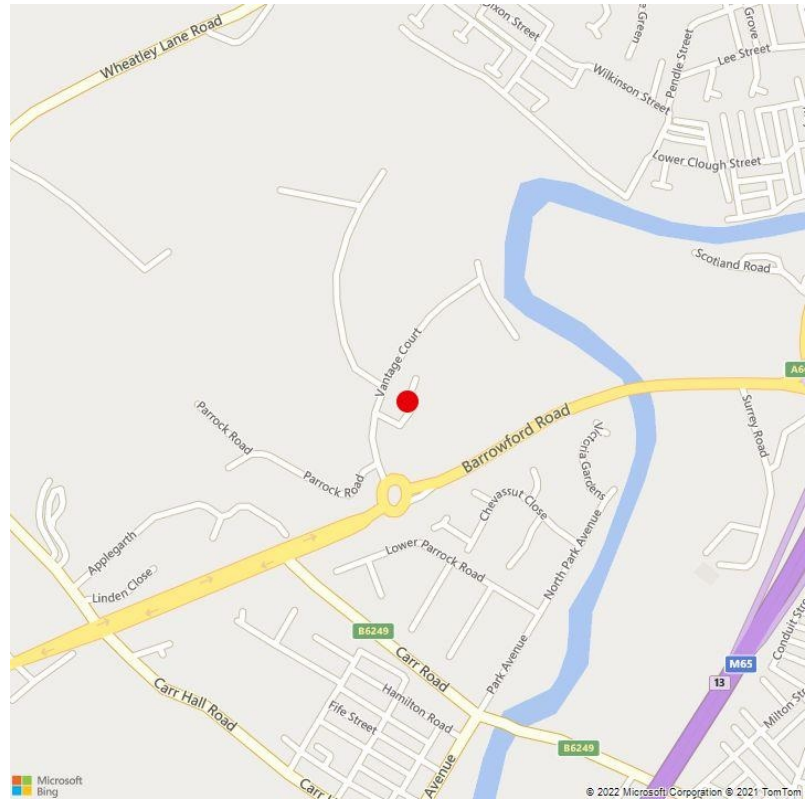
Suite 4 50.1 sq.m (539 sq.ft)

Services

The property benefits from mains electricity and water.

Services Responsibility

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.



Planning

It is the tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

Price

£9,000 pa inclusive of services.

Business Rates

We are informed by the Valuation Office Agency Website that suite 4 has a Rateable Value of £3,500 per annum (2021/22).

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

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.