



First Floor Offices

TO LET

**UNIT 2
REEDLEY BUSINESS CENTRE
REDMAN ROAD
BURNLEY
LANCASHIRE
BB10 2TY**

850 Sq Ft (78.96 Sq M)

- Attractive location with pleasant rural views and convenient for both Burnley and Nelson town centres.
- Junction 12 of the M65 is approximately 3 miles distance.
- Predominantly open plan office with attractive fully glazed board room facility.
- Ample onsite car parking.

Location

The property is situated just off Colne Road (A56) in Reedley, being accessed from Redmond Road. The Building was originally a purpose built squash court and was converted a number of years ago into a range of offices together with a children's nursery facility. The property is very conveniently located for access into Burnley and Nelson and the M65 Motorway Network at junction 12.

Description

The offices are located on the first floor of Unit 2 at the Reedley Business Centre. This is a modern office being the end unit in a block of approximately 4 similar properties. The offices have ground floor access with stairs leading up to a landing with access into the main open plan office off which is a substantial fully glazed boardroom / office facility. There are suspended ceilings and perimeter cabling. There is a WC with wash hand basin and a separate kitchen with a range of fitted units together with sink unit.

Externally there is ample on-site car parking and a pleasant aspect overlooking the Reedley sports grounds.

Accommodation

GROUND FLOOR
Entrance / reception.

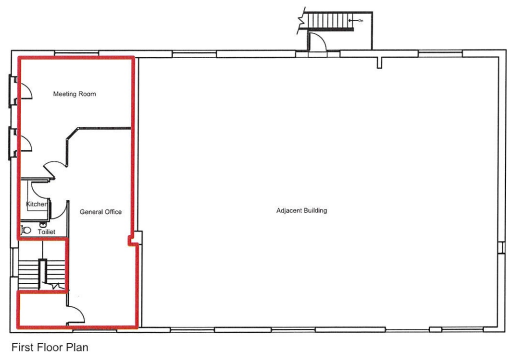
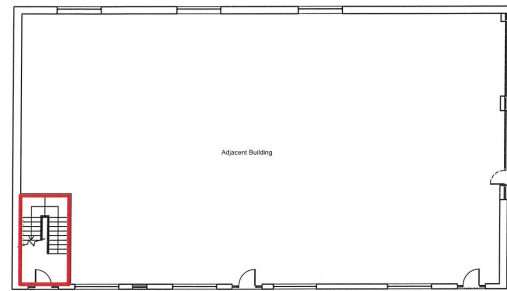
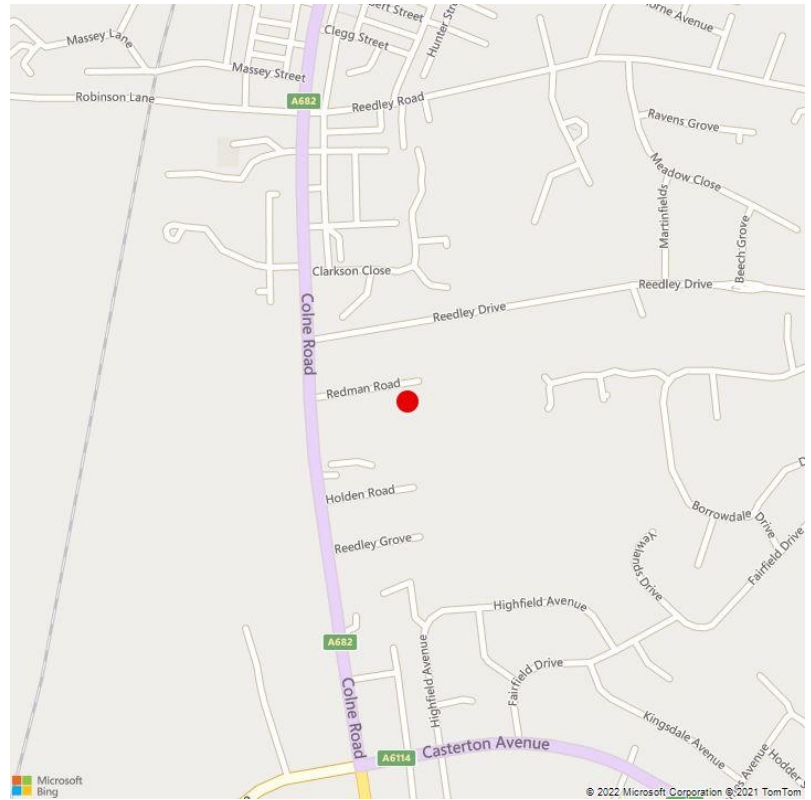
FIRST FLOOR

General office
Glazed board room
Kitchen
WC 850 sq.ft (78.96 sqm)

Planning

The property has the benefit of planning permission for use as offices.

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



Floor Plan
Unit 2
Reedley Business Centre
Redman Road
Burnley
BB10 2TY

Scale 1:200

Price

£8,500 per annum

Business Rates

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

Services

The property has the benefit of all mains services. The premises are heated by gas fired central heating and all the bills in connection with gas, water and electricity are based on 33.3% of the overall cost of the whole building.

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.

Terms

The property is available by way of a new lease for a term to be agreed.



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 Chartered Surveyors
Suite 125b, Empire Business
Centre 2 Empire Way Off
Liverpool Road 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.

