



## Dynamic Business Centre

### TO LET

**NORTHBRIDGE HOUSE  
ELM STREET  
BURNLEY  
LANCASHIRE  
BB10 1PD**

**140 - 640 Sq Ft (13.01 - 59.46 Sq M)**

- Ample car parking
- Fully manned Reception
- Good access to motorway network

**Description**

East Lancashire's premier centre for business growth. Ideal for small firms, growing firms and starts ups seeking out office space in Burnley, work space or simply storage space. Flexible, affordable, professional and entrepreneurial.

Northbridge House is a dynamic business centre offering dedicated support, short or long term agreements, low inclusive rents with no legal fees and comprehensive facilities. Be up and running in a matter of hours and grow at your own pace with no penalties.

The building comprises of small or large offices with open plan flexibility and contemporary, design led features. Tenants have support from the fully staffed reception with secretarial services available and have the added benefit of professionally managed conference and meeting room facilities.

Northbridge House offers all the latest technology so that you can be connected and up and running in the same day. The building is fully DDA compliant, with high levels of security and ample FREE car parking.

**Accommodation**

Room	Size (sq.ft)	Desks
B18	640	10
B52	465	8
B53	240	4
B54	550	9
B56	225	4
B58	500	8
B61	200	3
C13	140	2
C56	300	5
C59	476	8
D8	315	5
D11	150	3

Desk Rate: £249 for 1st desk then £99 thereafter

**Light Industrial**

Unit	Size (sq.ft)
A15	115
A40	200
A43	140

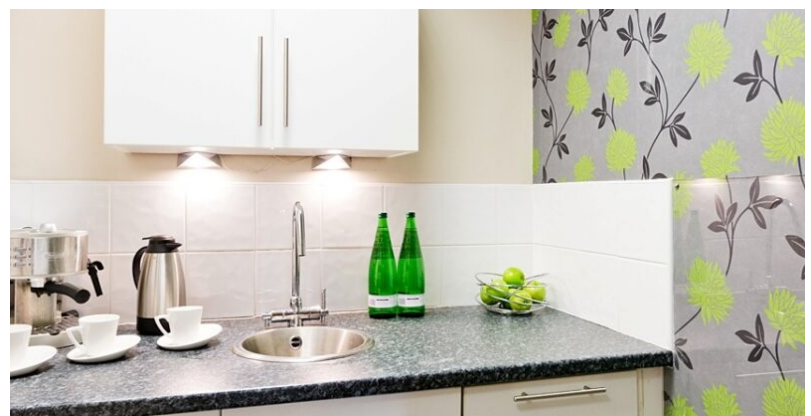
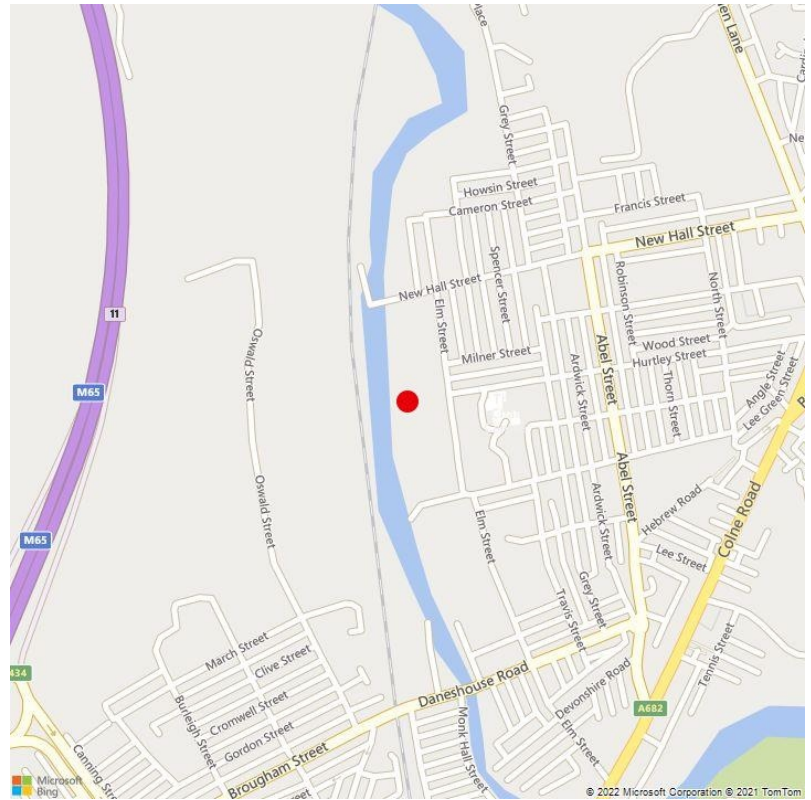
Unit rental : from £80

**Storage facility**

Unit	Size (sq.ft)
A85	130
A110	170
A113	260
A115	105

Unit rental : from £75

Terms & Conditions apply





## 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 Chartered Surveyors  
Suite 125b, Empire Business  
Centre 2 Empire Way Off  
Liverpool Road Burnley BB12  
6HH

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