



Town Centre Offices Within Landmark Conversion

TO LET

**THE OLD TANNERY
PART THIRD FLOOR
EASTGATE
ACCRINGTON
LANCASHIRE
BB5 6PW**

1,743.3 Sq Ft (161.95 Sq M)

- Town centre office premises within walking distance of the central amenities.
- Excellent Access to the M65 junction 4 (approx. 2 miles). Close to the main bus terminal and railway station.
- Lift to each floor
- Parking on site and close by.
- Fitted Kitchen
- Male and Female WC and shower facilities

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, character roof trusses, suspended ceilings with recessed Cat 2 fluorescent lighting, perimeter 3 compartment trunking and wall mounted electric heaters.

The available accommodation is located on the third floor and comprises a larger open plan office, private meeting room, private office and a kitchenette.

Accommodation

Open plan office - 110.9 sq.m 1193.3 sq.ft
Meeting Room 21.6 sq.m 232.5 sq.ft
Private office 25.7 sq.m 276.6 sq.ft
Reception room 3.8 sq.m 40.9 sq.ft

GIA 162 sq.m (1,743.3 sq.ft)



Planning

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

Rent

£995 per month plus VAT

Business Rates

We are informed by the Valuation Office Agency Website that property has a Rateable Value of £12,750 per annum (2023/24). The property may benefit from Small Business Rates Relief, and interested parties should contact Hyndburn Borough Council .

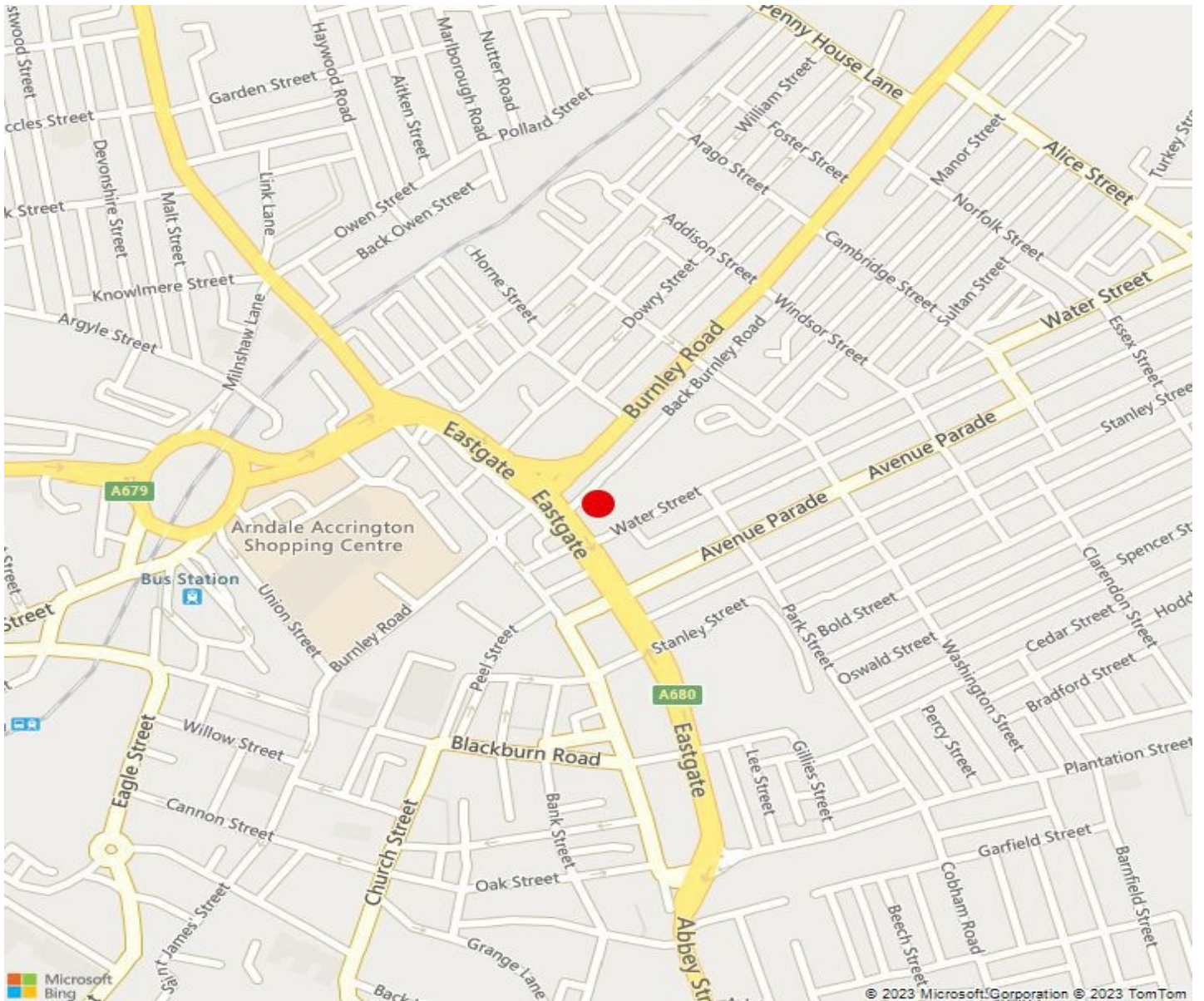
Services

There is mains electricity and water. There is no gas to the property.

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.





Additional Information

Viewings

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

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.

EPC

An Energy Performance
Certificate is available upon
request.

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.

