



Contemporary Offices

TO LET

**NORTHLIGHT OFFICES
NORTHLIGHT PARADE
NORTHLIGHT BOULEVARD
NELSON
BB9 5PL**

150 - 1,000 Sq Ft (13.93 - 92.9 Sq M)

- Grade II listed Mill complex comprehensively refurbished.
- Two minutes' drive from junction 13 of the M65.
- Manchester, Leeds and Liverpool all within one hours drive.
- Five minutes drive to popular Barrowford village with its mix of individual shops and park.
- Over looking the Leeds and Liverpool Canal.

Location

The Northlight Offices are situated on Northlight Boulevard forming part of the former Smith and Nephew complex. They are accessed off a spur road virtually adjacent to junction 12 of the M65 motorway.

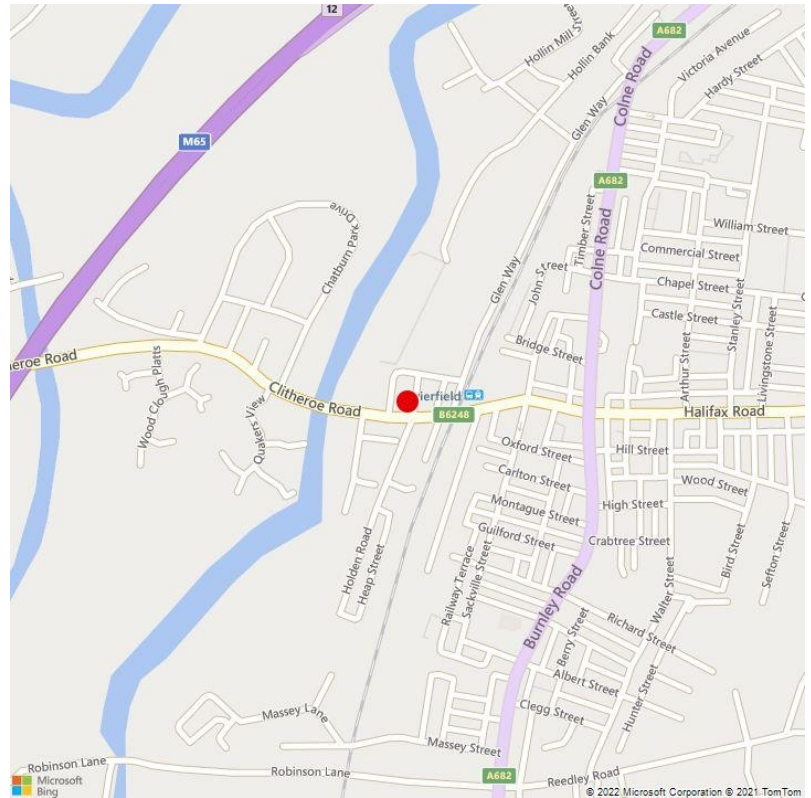
Description

A range of offices from 150 sq.ft to 1,000 sq.ft. Features include reception, superfast broadband and 24 hour secure access, designated parking, collaboration lounge, events space, designer kitchen, artisan coffee, meeting rooms, boardrooms and a quiet seating area.

Accommodation

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

EPC

An Energy Performance Certificate is available upon request.

Legal Costs

Each Party is to be responsible for their own legal costs incurred.

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

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