



## Quality Office Suites

### TO LET

**THE ACE CENTRE  
CROSS STREET  
NELSON  
LANCASHIRE  
BB9 7NN**

**321 - 1,461 Sq Ft (29.82 - 135.73 Sq  
M)**

- Fully serviced office space
- Highest quality fit outs and specification
- Central reception, restaurant and conference facilities
- Market beating rates through grant subsidies
- Easy in/easy out terms
- Fixed monthly outlay and full 24 hour access

### Location

The premises are conveniently located in the heart of Nelson town centre within close proximity to nearby amenities. Junction 13 of the M65 is within one mile of the Centre.

### Description

The Ace Centre is a Landmark Arts, Culture and Enterprise Centre.

### Accommodation

Fully furnished suites are available from 28.8 sq.m (321 sq.ft) on all inclusive terms.

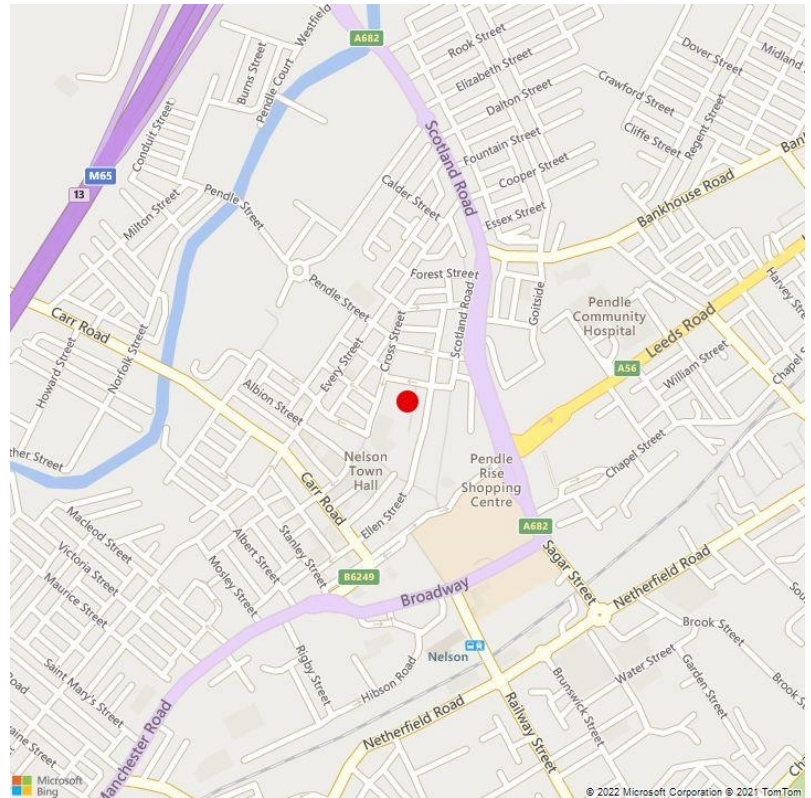
See schedule for further information.

### Services

All mains services are connected to the property. A number of offices benefit from air conditioning.

### 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.



### Price

Details on request.

### Terms

The benefit of the Ace Centre is that we can provide highly competitive rates with easy in/easy out terms from one month upwards. An ongoing occupier would benefit from being able to start up their business straight away. Furniture packages are available and ICT infrastructure is in place.

## 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 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.