

OFFICE

The Portal, Bridgewater Close, Network 65
Business Park, Burnley, BB11 5TT
burnley@tdawson.co.uk

TO LET

**QUALITY OFFICE SUITES
AT THE EDGE OF NELSON TOWN CENTRE**

FROM 40.69 SQ.M. (438 SQ.FT.)

- ❖ EXCELLENT PARKING
- ❖ EIGHT PERSON LIFT



**THE INNOVATION CENTRE
BRUNSWICK STREET
NELSON
LANCASHIRE
BB9 OPQ**

LOCATION

Situated at the edge of Nelson town centre on Brunswick Street which is accessed from Netherfield Road.

The property is within half a mile of Nelson town centre and all its amenities including Nelson bus and train station.

DESCRIPTION

A two storey stone built building which provides offices within ground and first floor.

Access to the business centre is from a communal reception area with features including

- ❖ 630 kg / 8 person lift.
- ❖ Suspended ceilings throughout.
- ❖ WC and kitchen facilities on both floors.
- ❖ Intercom access system to all offices.

ACCOMMODATION

Ground One	40.69 sq.m.	(438 sq.ft.)
Ground Two	40.88 sq.m.	(440 sq.ft.)
Ground Four	40.69 sq.m.	(438 sq.ft.)

All areas quoted are net internal.



CAR PARKING

The Innovation Centre benefits from an extensive tarmacadam car park with approximately 45 spaces.

SERVICES

All mains services are available.

SERVICES RESPONSIBILITY

It is a prospective tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

RATING

Units will have to be reassessed upon occupation. An estimate can be provided if required.

RENTAL

£8.50 PER SQ.FT.

The rental is quoted exclusive of VAT and will be payable quarterly in advance.

SERVICE CHARGE

The service charge is currently £3.90 per sq.ft. with buildings insurance being 10p per sq.ft.

LEASE TERMS

The units are available by way of an effective full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

The incoming tenant to be responsible for the landlord's reasonable legal costs.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON & COMPANY, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.

