## **PROPERTY PARTICULARS**





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

- 4 630 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 ingoing 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**

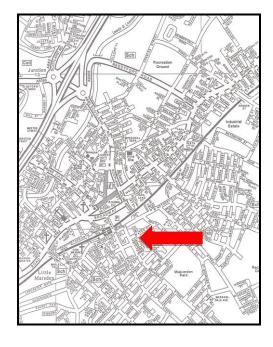
An Energy Performance Certificate has been commissioned and a copy is available upon request.

#### **LEGAL COSTS**

The ingoing 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.



Blackburn | Burnley | Bolton

www.tdawson.co.uk

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