

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS
01282 458007
www.tdawson.co.uk

**TO LET
FIRST MONTH 50%**



LANCASHIRE DIGITAL TECHNOLOGY CENTRE BANCROFT ROAD BURNLEY BB10 2TP

- Modern Office Suites
- From 40.88 sq.m. (440 sq.ft.)
- On Site Business Support Services
- Meeting Rooms With High Quality Presentation Equipment
- On Site Cafe

LOCATION

Located just off Eastern Avenue on the outskirts of Burnley town centre being three miles from the M65 (Junctions 10, 11 & 12).

DESCRIPTION

A purpose built business centre providing high quality business and office accommodation. The centre offers reception with private meeting rooms, break out areas with TV's and meeting rooms with high quality presentation equipment. A ground floor cafe and first floor kitchen. Externally, free car park.

The offices benefit from double glazing, 24 hour access.

SERVICES

All mains services are available. It is the ingoing 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.

RENT

Rental inclusive of service charge and insurance.

VAT

VAT is charged upon the rentals.

SERVICE CHARGE

The service charge to be included within the rental includes reception services, kitchen facilities, refuse collection, building maintenance and cleaning of common areas, landscaping, broadband, telephone line, hygiene services.

LEASE TERMS

The suites are available on a simple lease agreement for 12, 24 or 36 months with the tenant occupying on an internal basis.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

There is no charge for the landlord's in house standard agreement.

VIEWING

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

| SUITE NO. | SQ.M. | SQ.FT. | RENT PER MONTH PLUS VAT | RATEABLE VALUE |
|-----------|-------|--------|-------------------------|----------------|
| 21 | 40.88 | 440 | £696.66 | £3,150 |
| 22 | 45.43 | 489 | £774.25 | £3,500 |

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