

# PROPERTY PARTICULARS OFFICE

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01282 458007**

[www.tdawson.co.uk](http://www.tdawson.co.uk)

**TO LET**



## THE RAINHALL CENTRE RAINHALL ROAD BARNOLDSWICK BB18 5DR

- Office suites within a character building
- Town centre location
- Flexible terms, easy in, easy out agreements
- From 14.7 sq.m. (158 sq.ft.)
- All inclusive deals

## LOCATION

Situated within Barnoldswick town centre at the junction of Rainhall Road and Fern Lea Avenue.

Barnoldswick town centre and all its amenities are within walking distance.

Barnoldswick lies approximately six miles to the North of Colne where the M65 can be accessed via Junction 14.

## DESCRIPTION

Office suites within a character building of traditional stone construction beneath pitched slate roofs. The offices are at first floor level with the centre benefitting from lift access to the upper floor.

Office suites are available in a variety of sizes with common facilities including kitchens and w.c.'s.

## ACCOMMODATION

Current availability.

<u>First Floor</u>		
Office 1	14.7 sq.m.	158 sq.ft.
Office 2	29.5 sq.m.	318 sq.ft.

All areas are quoted net internal.

## EXTERNALLY

To the rear of the centre is a communal car park providing approximately twelve spaces.

## SERVICES

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.

## LEASE TERMS

Suites are available on in house standard agreements on flexible terms.

The agreements are all inclusive to cover business rates, heating, lighting, cleaning and management of the common areas and broadband.

## RENTALS

Office 1	£375 per calendar month
Office 2	£625 per calendar month

## VAT

VT is applicable.

## ENERGY PERFORMANCE CERTIFICATE

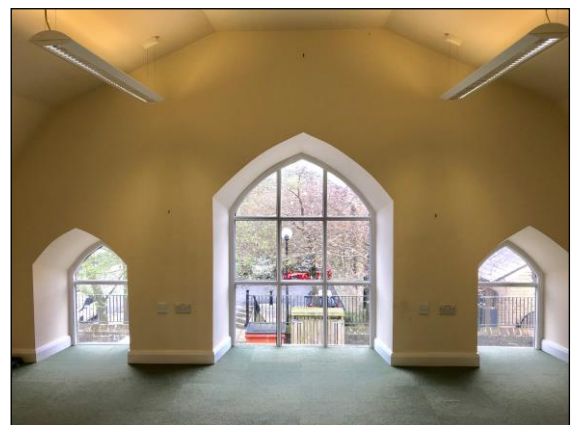
An Energy Performance Certificate has been commissioned and a copy is available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred.

## VIEWING

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



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