

OFFICE

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

TO LET

MODERN TOWN CENTRE OFFICE SUITES

FROM 28.80 SQ.M. (310 SQ.FT.)



THE ACE ENTERPRISE CENTRE
CROSS STREET
NELSON
BB9 7NN

LOCATION

At the junction of Russell Street and Cross Street in Nelson town centre, close to Market Street and the Town Hall and next to the Ace Arts & Culture Centre.

DESCRIPTION

Modern office suites over two floors benefitting from Cat II lighting, central heating, lift access, community kitchen and w.c.'s with 24/7 access.

ACCOMMODATION

Office suites from 28.80 sq.m. (310 sq.ft.).

There are a total of 33 office suites within the building.

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.

RATING

All but two of the office suites qualify for 100% discount of rates payable under the small business rating relief scheme. Contact the local commercial rating department 01282 661661 to reaffirm.

Each tenant also pays water rates direct to Water Plus.

LEASE TERMS

The premises are available by way of licence on an internal repairing and insuring basis for a term to be agreed.

RENTAL

As per the schedule which includes electricity usage.

VAT

VAT is charged upon the rental.

SERVICE CHARGE

The cost of maintenance of the common areas is included within the licence fee.

LEGAL COSTS

There is no charge for the landlords standard agreement.

VIEWING

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



2nd & 3rd Floor Ace Centre Cross Street Nelson

<u>Suite No.</u>	<u>Sq.Ft.</u>	<u>Rental</u>
One	471	£4,475
Two	310	£2,945
Five	600	£5,700
Six	616	£5,852
Eight	494	£4,693
Eleven	762	£7,239
Twelve	1,320	£12,540
Fourteen	589	£5,596
Fifteen	579	£5,501
Seventeen	400	£3,800
Eighteen	506	£4,807
Twenty Two	643	£6,109
Twenty Three	637	£6,052
Twenty Five	494	£4,693
Twenty Eight	764	£7,258
Twenty Nine	533	£5,064
Thirty One	615	£5,843
Thirty Two	613	£5,824
Thirty Three	1,564	£14,858
Thirty Four	458	£4,351

These prices include service charge and insurance.