

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

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

TO LET



**TIME TECHNOLOGY PARK
J8, M65, BLACKBURN ROAD
SIMONSTONE
BURNLEY
BB12 7TY**

- Office / Call Centre Suites
- 24/7 Manned Security Gate
- Extensive Parking
- Easy Motorway Access
- On Site Restaurant
- Business / IT Support

LOCATION

At Junction 8, M65 follow the signs for Clitheroe and the Technology Park is adjacent to the end of the motorway access road.

DESCRIPTION

Four styles of offices as follows:

Serviced offices from 210 sq.ft. with furniture. Options: air conditioning, IT, telephone system.

Self contained office suites from 200 sq.ft. to 3,000 sq.ft. accessed through reception 2. Shared staff rest area, meeting room. Options: IT, telephone system, furniture.

Call Centre suites to 300 seats. Fully furnished with contact / call centre desks, air conditioning, telephone system, staff rest area.

Units 22 (772 sq.ft.) at £605 plus VAT per month to include service charge and Unit 23 (725 sq.ft.) at £568 plus VAT per month to include service charge. These two suites of offices, which can be combined, are located at the front of the park.

ACCOMMODATION

See Schedule.

EXTERNALLY

Extensive parking for the benefit of all the office tenants.

SERVICES

All mains services are available.

It is the incoming 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

Each suite is separately assessed for rating purposes.

RENTAL

From £8.00 per sq.ft.

VAT

VAT is charged upon the rental.

LEASE TERMS

The suites are available on an internal repairing and insuring agreement for a term to be agreed.

SERVICE CHARGE

A service charge is levied in respect of the management and maintenance of the common areas.

LEGAL COSTS

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

ENERGY PERFORMANCE CERTIFICATE

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

VIEWING

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



SCHEDULE OF ACCOMMODATION

Suite No.	Size	Description
133	2,600 sq.ft.	30/40 seats
134	2,600 sq.ft.	30/40 seats can have own entrance if required
125	1,070 sq.ft.	Front facing, windows, AC
202	348 sq.ft.	Front facing with secondary glazing and AC
208	250 sq.ft.	Front facing, windows, AC
209	250 sq.ft.	Front facing, windows, AC
212	250 sq.ft.	Front facing, windows, AC
215	250 sq.ft.	Front facing, windows, AC
216	250 sq.ft.	Front facing, windows, AC
207	1,200 sq.ft.	Front facing with secondary glazing, AC and kitchen

All call centre space is equipped with :
Desks
Data circuit/broadband from 10mb to 5GB
Telephone switch, managed or hosted
Call wall boards

RENTALS FROM £8 PER SQ.FT. PLUS SERVICE CHARGE

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