

# OFFICE

## TO LET

### OFFICE / CALL CENTRE SUITES

- ◆ 24/7 MANNED SECURITY GATE
  - ◆ EXTENSIVE PARKING
- ◆ EASY MOTORWAY ACCESS
  - ◆ ON SITE RESTAURANT
- BUSINESS / IT SUPPORT



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

## **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.

## **EXTERNALLY**

Extensive parking for the benefit of all the office tenants.

## **RATING**

Each suite is separately assessed for rating purposes.

## **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.

## **RENTAL**

From £8 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 ingoing 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**

<b>Suite No.</b>	<b>Size</b>	<b>Description</b>
133	2,600 sq.ft.	30/40 seats
134	2,600 sq.ft.	30/40 seats can have own entrance if required
110	3,000 sq.ft.	30/50 seats available July 2017
213	10,000 sq.ft.	100/185 seats. Can have own entrance if required
125	1,070 sq.ft.	Front facing, windows, AC
126,127,128	1,572	Front facing, windows, AC
132	2,700	Call centre space
208	250	Front facing, windows, AC
216	250	Front facing, windows, AC

**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**