PROPERTY PARTICULARS



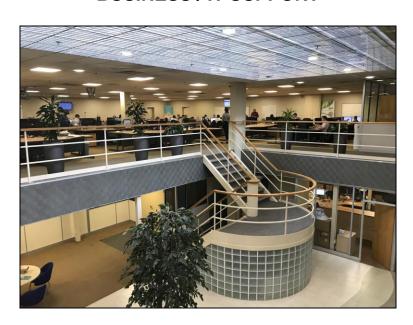


The Portal, Bridgewater Close, Network 65 Business Park, Burnley, BB11 5TT burnley@tdawson.co.uk

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.



Blackburn Burnley Bolton

www.tdawson.co.uk

Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

SCHEDULE OF ACCOMMODATION

Suite No.	Size	Description
133	2,600 sq.ft.	30/40 seats
134	2,600 sq.ft.	30/40 seats cam 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

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



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