

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

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

TO LET



FIRST & SECOND FLOORS TOWNELEY HOUSE KINGSWAY BURNLEY

- Prestigious town centre offices
- On site parking
- Open plan accommodation
- Convenient town centre location
- 380 - 781 sq.m. (4,093 – 8,407 sq.ft.)

LOCATION

Situated fronting Kingsway at the edge of Burnley town centre accessed from Active Way (A679). The property is within walking distance of all the main town centre amenities.

Junctions 10 & 11 of the M65 are within easy reach with Burnley Central Train Station approximately half a mile away.

DESCRIPTION

Modern detached three storey office building, second floor within a modern detached three storey office building featuring:

- Open plan and cellular accommodation.
- Brew station.
- Full access at raised floors.
- Suspended ceilings incorporating Cat II lighting.
- Passenger lift.
- Ladies, gents and disabled w/c's
- Car parking spaces available.

ACCOMMODATION

First Floor	401 sq.m.	4,318 sq.ft.
Second Floor	380 sq.m.	4,093 sq.ft.

All areas are quoted on a net internal basis.

EXTERNALLY

There is a 34-space car park where spaced will be demised on a proportionate basis.

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.

RATING

The first and second floors currently have a rateable value of £xx we are verbally informed by the local authority. If the accommodation is less on a floor-by-floor basis, the accommodation will have to be reassessed upon occupation.

RENTAL

£8.00 per sq.ft.

The rental is quoted exclusive of VAT and is payable quarterly in advance.

LEASE TERMS

The offices are available on an effective full-repairing and insuring lease for a term of years to be agreed incorporating rental reviews at appropriate intervals.

SERVICE CHARGE

A service charge is levied to cover management and maintenance of the common internal and external areas.

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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