

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

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

TO LET



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

- Two storey offices with superb parking
- J8, M65
- Feature glazed elevations
- 24 hour security
- 728 sq.m. (7,836 sq.ft.)

LOCATION

Situated on Blackburn Rod (A678) adjacent to the J8, M65 access road and Padiham by-pass (A6068) junction.

DESCRIPTION

The property comprises excellent high quality two storey office accommodation benefitting from warm air heating, carpeted floors, reception area and ample on-site reserved parking.

ACCOMMODATION

The accommodation is as follows:

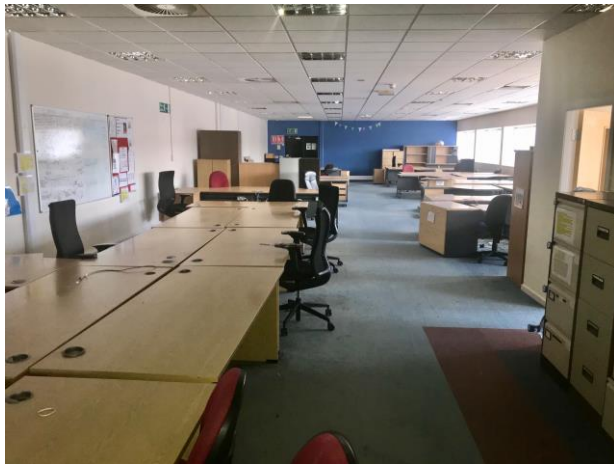
<u>Ground Floor</u>		
Offices & Amenity	363 sq.m.	3,908 sq.ft.
<u>First Floor</u>		
Offices	365 sq.m.	3,926 sq.ft.
Total Area	728 sq.m.	7,836 sq.ft.

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

The property has a rateable value of £28,500 with rates payable expected to be in the region of £14,000.

RENTAL

Upon Request

LEASE TERMS

The property is available by way of a new lease for a period of 3 years on effective full repairing and insuring terms.

SERVICE CHARGE

A service charge in the region of £2.00 per sq.ft. is levied on occupiers within the development to cover buildings insurance, repairs and maintenance, security, landscaping, lift maintenance, cleaning, lighting etc.

ENERGY PERFORMANCE CERTIFICATE

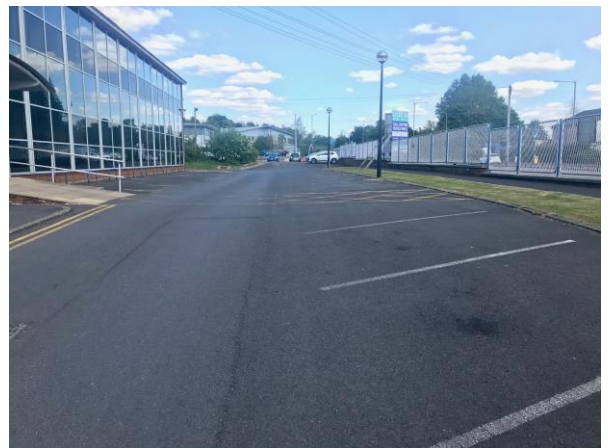
An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs.

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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