

# PROPERTY PARTICULARS OFFICE

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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[www.tdawson.co.uk](http://www.tdawson.co.uk)

**TO LET**



## **SECOND FLOOR CASTLE HOUSE EASTGATE ACCRINGTON BB5 6AA**

- Open plan office suite in prominent and strategic Town Centre location
- Net floor area 7,000 sq. ft.
- Fit-out options available
- Good parking provision
- Separate toilet and break-out areas

## LOCATION

Situated within landscaped grounds fronting the inner ring road Eastgate (A680) on the periphery of Accrington Town Centre. The building is within a few minutes' drive of Junction 7 of the M65 and is well positioned for accessing the surrounding boroughs of Blackburn, Burnley, Rossendale and the Manchester conurbation. The bus and rail interchanges are easily accessible within a few minutes' walk.

## DESCRIPTION

The office suite is situated on the second floor of this detached office building within attractive landscaped grounds. The building was constructed in the mid 1990s for occupation solely by HMRC.

The substantial site offers considerable potential for a letting of the whole floor or a split subject to agreement of terms. The suite is currently presented in shell condition and is immediately available for quality specification fit-out to incorporate new carpets, air conditioning, suspended ceiling with LED lighting complemented by separate meeting/training room, kitchen, WCs and break out areas.

There is an access control system supported by CCTV with a passenger lift to all floors. Other tenants include the NHS and the first floor is currently being refurbished to form a Business Centre for flexible office lettings.

Good parking provision is available with options for local parking also on the main Arndale Shopping Centre.

## ACCOMMODATION

The net floor area is approximately 7,000 sq. ft.

## RATING

The suite will be re-assessed for Business Rates purposes upon occupation.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be made available upon request.

## LEASE TERMS

Our clients are willing to work with potential tenants in order to accommodate their specific requirements and further details are available upon request.

## RENTAL

Upon request.

## VAT

VAT will be charged on the rental at the current prevailing rate.



## VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF CEJ LMH 2211.130912F Email [jason@tdawson.co.uk](mailto:jason@tdawson.co.uk)

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