

TO LET



Two interconnecting office suites in a prime business park location

Office Suites 8 & 9 Kestrel Court, Hapton, Burnley, BB11 5NA

-  Two interconnecting office suites extending to approximately 3,800 sq ft
-  Self-contained car park providing ample onsite car parking
-  Refurbished office space with LED lighting, suspended ceilings and gas fired central heating
-  Modern glazed building providing a mix of open plan and cellular office space
-  High profile location positioned at junction 9 of the M65 motorway
-  Ideal for accountants, IT company or law firm
-  Two separate personnel entrances with two kitchens and two sets of bathroom facilities
-  Popular sandwich shop located on site

Location

The property is located on Kestrel Court which is just off Bridgewater Close on the well established Network 65 Business Park in Hapton.

The site offers superb access to junction 9 of the M65 motorway which allows quick accessibility to surrounding areas such as Preston, Blackburn and Manchester.

Other established businesses in the immediate vicinity include Azets, Wired Plus, Fleming & Howland, DHL Express Service and Oddie's Bakery.

Description

Two modern offices in a prime location at junction 9 of the M65 motorway.

Two interconnecting modern offices on a popular and established business park with onsite car parking.

The offices comprise of a mix of open plan and cellular office space and are ideal for accountants, financial advisors or an IT company.

The properties are currently being refurbished and benefit from LED lighting, gas fired central heating, modern kitchens and toilets and ample on site car parking.

Accommodation

The accommodation has been measured on a gross internal basis including toilets and corridors and extends to the following approximate areas:

DESCRIPTION	SQ FT	SQ M
Unit 8		
Ground Floor	958.1	89
First Floor	958.1	89
Unit 9		
Ground Floor	963.1	89.7
First Floor	963.1	89.7
GIA	3,842.4	357.4

Terms

The two office units are available by way of a new lease for a term to be agreed.

Rent

On application

Vat

Whiteacres have been advised that the rental price will be subject to VAT at the prevailing rate.

Business Rates

Whiteacres understand the rateable value for each unit is as follows: -

Unit 8 - £13,500 per annum

Unit 9 - £14,000 per annum

A prospective tenant must verify this information and should contact Burnley Borough Council on 01282 425011 to confirm the exact figure.

Outgoings

In addition to the rent and the business rates the ingoing tenant is to be responsible for a contribution towards the buildings insurance, which is currently £41.66 pcm and the services is currently £190 per quarter.

Services

We understand the property has the benefit of mains electricity, water and gas central heating

Service Responsibility

It is the prospective tenant's responsibility to verify that all services, appliances are in working order and are of suitable purpose being adequate for their needs.

Legal Costs

Each party is to be responsible for their own legal costs.

Viewings

Please contact the agents:

Kelly McDermott

01282 428486

kelly@whiteacres-property.co.uk

Jonathan Wolstencroft

01282 428486

jonathan@whiteacres-property.co.uk

Whiteacres Property

Church House, 10 Church Street, Padiham, BB12 8HG

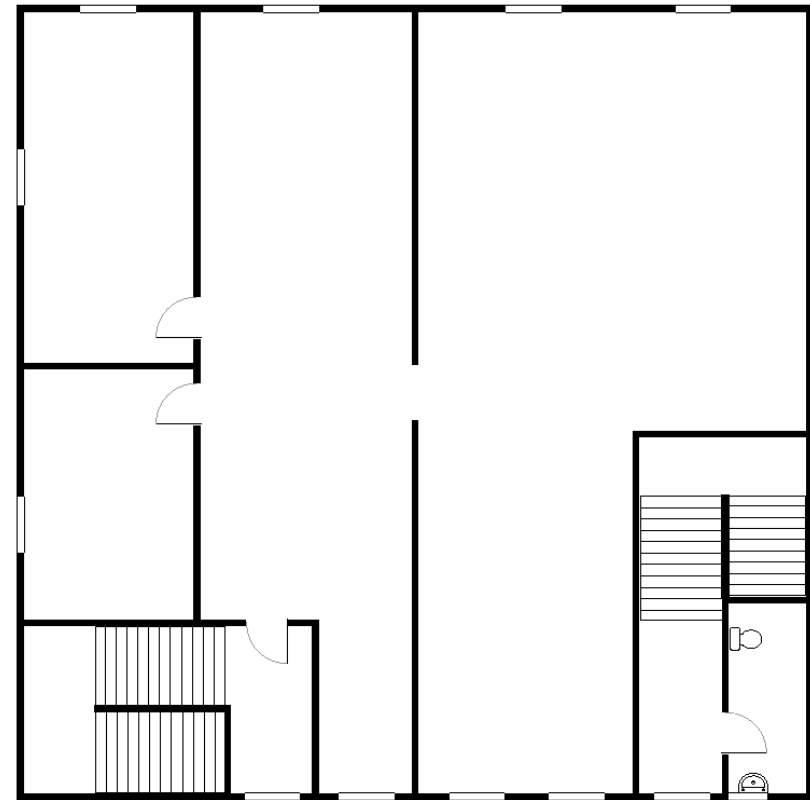


TWO STOREY OFFICE SUITES

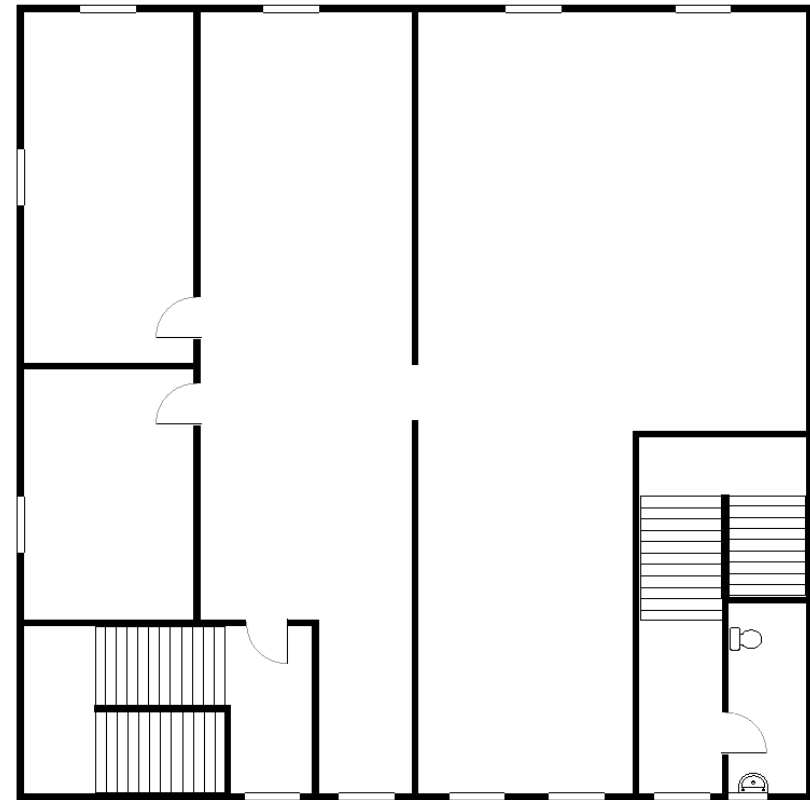
UNIT 9 - GROUND FLOOR
(approx 89.4 sq meters, 963.1 sq ft)



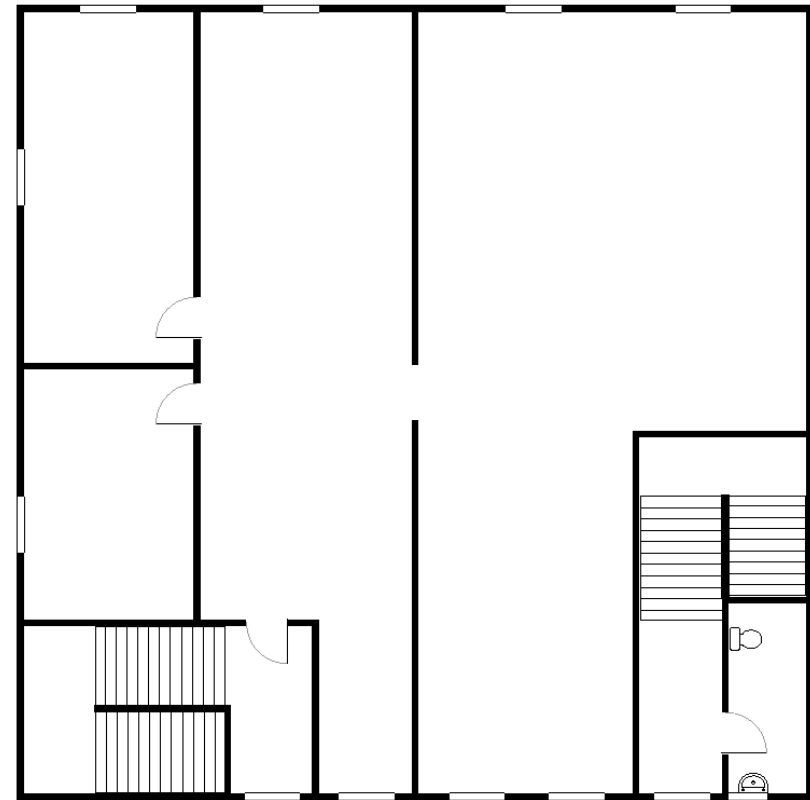
UNIT 8 - GROUND FLOOR
(approx 89.0 sq meters, 958.1 sq ft)



UNIT 9 - FIRST FLOOR
(approx 89.4 sq meters, 963.1 sq ft)



UNIT 8 - FIRST FLOOR
(approx 89.0 sq meters, 958.1 sq ft)



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE