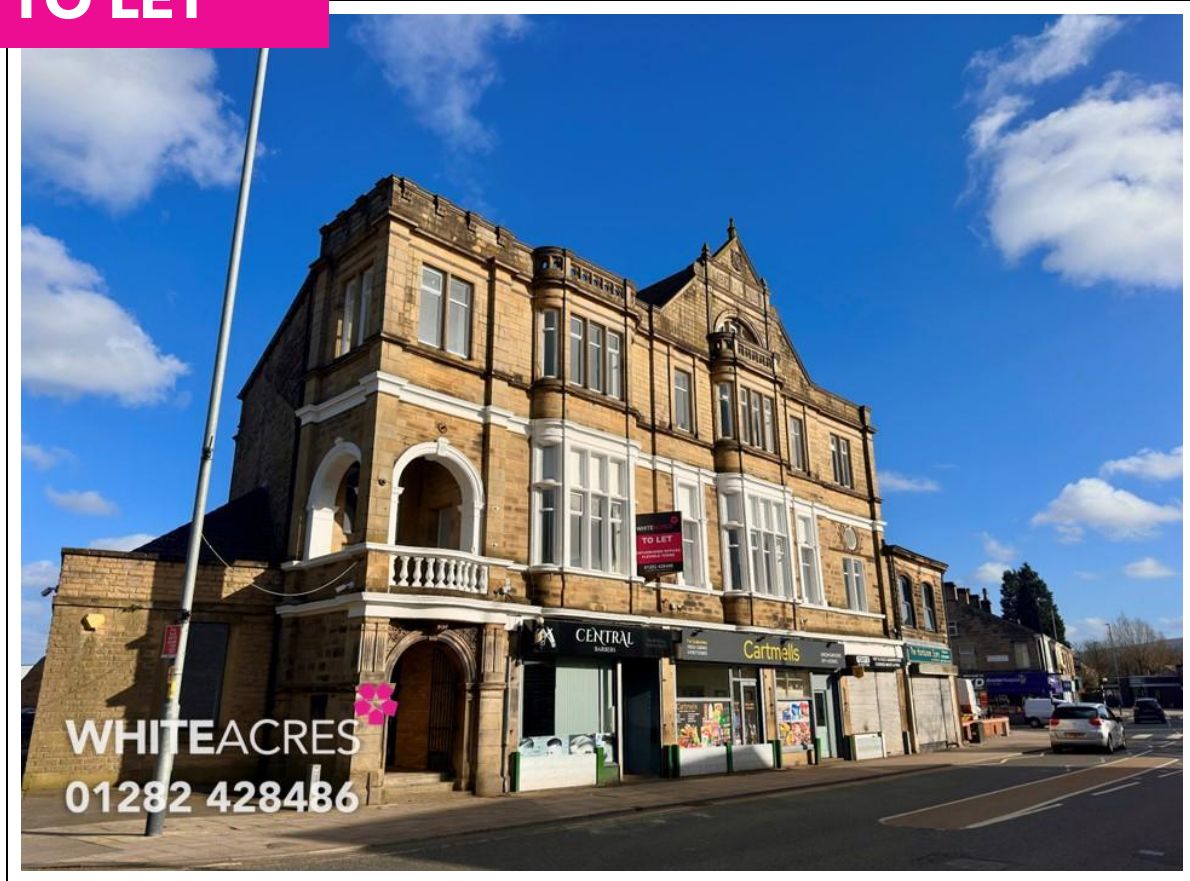


TO LET



Refurbished business centre with offices from £360 per calendar month

Office Suites, Padiham Business Centre, Burnley Road, Padiham, BB12 8BU

-  Newly refurbished business centre in Padiham opposite the Town Hall
-  Numerous free car parks available in the immediate vicinity
-  High speed broadband free to all offices
-  CAT 6 cabling and LED lighting throughout the building
-  Offices available for immediate occupation
-  Flexible terms with offices from £360 per calendar month
-  Within walking distance to various supermarkets and shops
-  No complicated leases
-  Modern business centre which has been refurbished throughout
-  Thriving local business community

Interested in this property? Call **01282 428486** or email [**info@whiteacres-property.co.uk**](mailto:info@whiteacres-property.co.uk)

Location

The business centre is located in a prominent position in the town of Padiham fronting Burnley Road.

The building is positioned next to KD Motorcycles and various independent businesses within a short drive of Shuttleworth Mead and Altham Business Park.

Padiham has a population of just over 10,000 residents and the site is located within a short drive of Junction 8 of the M65 motorway.

Padiham has undergone significant public realm regeneration in recent years.

Description

Two storey town centre offices available on flexible terms.

Ideal for small businesses and available for immediate occupation. Fully refurbished suites with new flooring, LED lighting, CAT 6 cabling, modern kitchens and bathrooms, competitive rents with no lengthy contracts and no VAT. Rents include high speed broadband, WIFI, water rates and maintenance and cleaning of the common parts.

Accommodation

The property has been measured by the landlords who have supplied the following details/information. A prospective tenant must check, verify these details prior to making any legal commitment:

OFFICE SUITE	TERMS	SQ FT	SQ M
Six	£500 pcm	345	32.5
Seven	£395pcm	255	23.5
Twelve	£360 pcm	231	21.5
Fourteen	£580pcm	340	31.5
Seventeen	£750 pcm	525	48.8

Vat

We have been informed that the rent will NOT be subject to VAT at the prevailing rate.

Outgoings

In addition to the rent the ingoing tenant will pay monthly for their own usage of electricity and gas which is metered individually.

Services

We understand that each office has the benefit of mains electricity and gas heating as well as high speed broadband.

Service Responsibility

It is the prospective tenant's responsibility to verify that all services/appliances are in safe 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:

Isaac Warriner
01282 428486
isaac@whiteacres-property.co.uk

Jonathan Wolstencroft
01282 428486
jonathan@whiteacres-property.co.uk

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

