WHITEACRES

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01282 428486

TO LET



High spec. office accommodation extending to 2,035 sq ft

Unit 3, Vantage Court, Riverside Way, Barrowford, Nelson, Lancashire, BB9 6BP

- High spec. office suite with air conditioning, tinted glazing and fully tiled male and female toilets
- Security alarm system, dado trunking and door entry system positioned close to Funda, Quality Care North West and Plumbworld
- Open plan office, modern kitchen and breakout room on the ground floor
- Available for immediate occupation
- Well positioned being close to junction 13 of the M65 motorway and within walking distance of Barrowford village
- Five allocated onsite car parking bays
- Open plan first floor with two directors offices
- Ideal for for professional business, call centre, solicitors, accountants or financial advisors

Location

The property is located on Vantage Court close to junction 13 of the M65 motorway and the borough of Pendle.

Vantage Court business park is positioned within walking distance of both Nelson town centre and the village of Barrowford on a mixed residential and commercial location.

The business park is well established with other companies on the estate including Funda, Quality Care North West and Plumbworld

Description

A modern semi-detached two storey office suite in a prime position on a modern office park on the edge of the village of Barrowford.

The property offers mainly open plan office accommodation on the ground floor together with a breakout room, stockroom, modern kitchen and fully tiled male & female toilets.

The first floor comprises of modern open plan office accommodation with two private offices and surrounding windows providing excellent natural light.

The property was built to a high specification including tinted glazing, heating & cooling air conditioning, dado trunking, security alarm system and intercom door entry.

The whole property is available, and the site has five allocated car parking spaces being available with immediate occupation.

Accommodation

The property has been measured on a net internal basis and extends to the following approximate floor areas;

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Ground floor sales office	11.5m x 4.7m	581.79	54.05
Stockroom	2.7m x 4.6m	133.69	12.42
Breakout room + kitchen	6.7m x 3.0m	216.35	20.10
First floor open plan office (minus stairwell)	11.7 x 7.7m	885.33	82.25
Private office one	2.7m x 3.2m	93.00	8.64
Private office two	4.3m x 2.7m	124.97	11.61
GIA		**2,035.13**	**189.07**

Terms

The whole property is available by way of a new full repairing and insuring lease at a current rent of £20,220 per annum + VAT. The property is available by way of lease assignment expiring on the 14th of December 2028.

VAT

Whiteacres have been advised that the rent is subject to VAT at the prevailing rate.

Business Rates

We have been verbally informed that the unit has a rateable value of £27,250.

The prospective tenant must contact Pendle Borough Council on 01282 661661 to confirm further details.

Outgoings

In addition to the rent and any business rates liability the tenants are to be responsible for all services connected to the property including water rates. The tenants will also be responsible for buildings insurance and the service charge for the external maintenance of the site, further details of which are available on request.

Services

We understand the property has the benefit of mains electricity and water.

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:

Whiteacres Property
10 Church Street
Padiham
BB12 8HG

info@whiteacres-property.co.uk
01282 428486

These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.

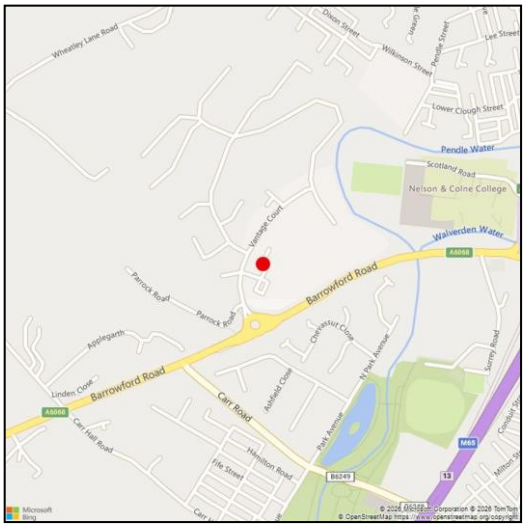












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