

# TAYLOR WEAVER

CHARTERED SURVEYORS

## Lancashire Digital Technology Centre, Bancroft Road, Burnley, BB10 2TP



### TO LET

#### Office Suites From 461 sq ft to 959 sq ft

- Flexible lease terms
- Competitive inclusive rentals
- Large car park
- 24/7 access on managed estate
- Superb broadband connectivity
- Meeting room facilities

### Location

The business centre is situated on the popular Heasandford Industrial Park with surrounding occupiers including Rectella, Aircelle, Boohoo.com and BCW.

It has good access to the national motorway network via either Junction 12 (Brierfield) or Junction 10 (Burnley Central). Burnley town centre is approximately 1.5 miles from the premises.

### Description

The Lancashire Digital Technology Centre provides a comprehensive range of managed office suites which benefit from the following :

- ~ Fully serviced reception
- ~ Handling of all incoming and outgoing mail
- ~ Modern business and office accommodation
- ~ High quality guest reception area
- ~ 24/7 access and security
- ~ Cat6 trunking broadband fixed line
- ~ Manned 24 hour site security
- ~ Disabled access
- ~ Secure private car parking
- ~ Secure wifi access throughout

### Accommodation

The current availability as of today's date is as follows :

| SIZE      | RENT (PW) |
|-----------|-----------|
| 184 sq.ft | £55       |

Inclusions: The above service charge includes, BT, IT, Power, Heating, Common area cleaning, Semi serviced reception, parking.

Exclusions: Call charges, reception services – franking and postal service, meeting room hire (nominal cost), catering Business Rates.

All prices are subject to VAT at the prevailing rate.

The tenants will be responsible for their own business rates and call charges/telecom charges.

### Services

It is understood that the centre has all mains services, including up to 100 MB broadband connectivity.

### Rating

The individual suites have their own rating assessment as set out in the schedule above.

Subject to certain conditions no business rates should be payable by the occupier of this building, as the rateable value is less than £15,000.

### Lease Terms

The suites are available by way of new leases for a minimum period of 12 months.

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Central Lancs Office: Suite A10 Arundel House, Ackhurst Business Park, Chorley, PR7 1NY

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### EPC

An EPC is available upon request.

### Rental Deposit

A rental deposit equating to 10% of the rent will be held for the duration of the tenancy.

### Rental

From £130 per week.

### Legal Costs

Each party will be responsible for their own legal costs.

### Planning

Office use under B1 will be permitted.

### Viewing

Strictly through agents

Taylor Weaver

(Neil Weaver)

01254 699030



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