



Grade A Office Suites - Part Third Floor

TO LET

**ST. JAMES HOUSE
ST. JAMES'S ROW
BURNLEY
LANCASHIRE
BB11 1DR**

2,000 Sq Ft (185.8 Sq M)

- Prime Town centre location
- Fully manned reception together with intercom access
- Fully DAA compliant with lift to all floors
- Dual air conditioning/heating units to every office suite

Location

The property is located on the corner of St James Row and Hargreaves Street in the centre of Burnley within a prestigious serviced office facility.

The location of the building is central to the core town centre and close to various recruitment consultants, Banks, Solicitors and Accountants.

Description

The accommodation is available on the third floor. It comprises of three substantial adjoining offices together with a kitchen facility. The accommodation is finished to a high standard and extremely well presented. There is a degree of flexibility with regard to altering the accommodation to satisfy the incoming tenants requirements.

Accommodation

Suite 3a 1,963 sq.ft (182.35 sq.m)



Rent

£20,000 per annum

Services

The property has the benefit of all mains services. Each suite has dual air conditioning/heating ceiling units. There are male and female toilet facilities on alternate floors and a kitchen facility.

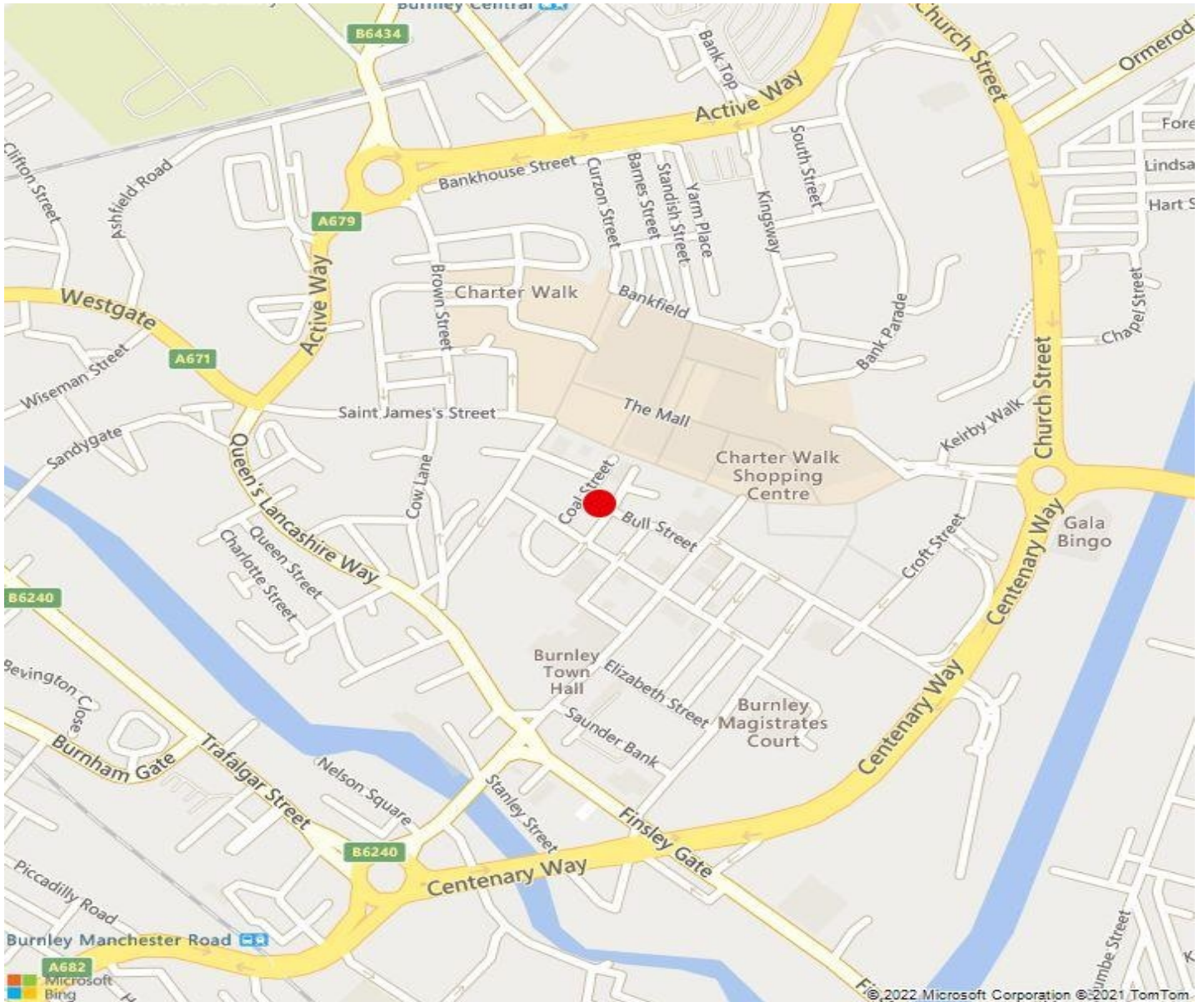
Services Responsibility

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

Terms

Suites are available by way of a new full repairing and insuring lease for a term to be agreed.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

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

VAT

All Prices quoted are exclusive
of, but may be subject to VAT
at the prevailing rate.

EPC

An Energy Performance
Certificate is available upon
request.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

