

TO LET Refurbished Offices

163 - 621 sq ft (15.14 – 57.69 sq m)



- Refurbished offices
- Competitive rental
- Various sizes available

**Riverside Business Park, Holme Lane,
Rossendale, Lancs, BB4 6JB**

SITUATION

The premises are situated off Holme Lane in the Townsend Fold area of Rawtenstall.

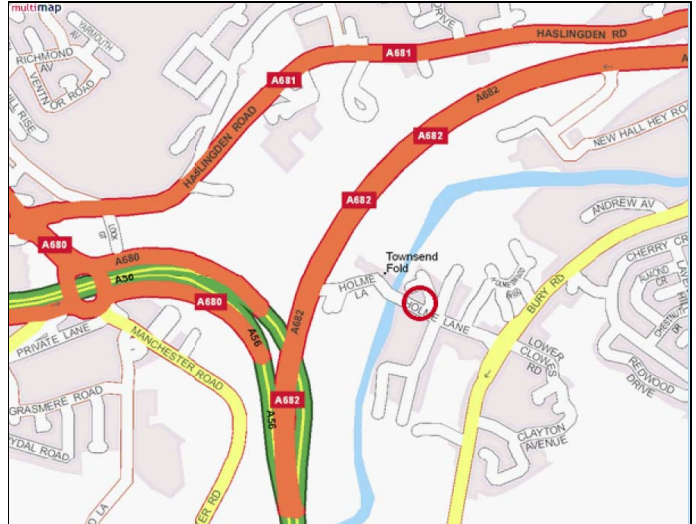
Holme Lane is just off Bury Road, Rawtenstall. Rawtenstall town centre is approximately ½ mile to the north. It is accessed to the A682 from the Rawtenstall roundabout, which is within 1 mile of the property. There is also access to the M66, provided by the A682 at Edenfield. The premises are also within easy reach of the M65, which is approximately 8 miles to the north.

DESCRIPTION

The property comprises a refurbished office and industrial complex.

ACCOMMODATION

Office	Sq ft	M ²	Rental Per week	Rental per annum
5	163	15.14	£30.00	£1,560
6	265	24.62	£35.00	£1,820
8	193	17.93	£35.00	£1,820



TENURE

The premises are available by way of new leases with terms to be negotiated. Consideration will be given to short term occupancy.

RATES

Office	Rateable Value	Office	Rateable Value
5	£1,150	6	£1,750
8	£940		

SERVICE CHARGE

There is to be a service charge to cover maintenance of common areas, landscaping etc. The current service charge is approximately 14 pence per square foot plus VAT.

VAT

Rents quoted, are exclusive of, but may be liable to, VAT.

VIEWING

By appointment with sole agent, NOLAN REDSHAW

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