



HIGH SPECIFICATION SELF CONTAINED OFFICES

TO LET/FOR SALE

Unit 8 Vantage Court
Riverside Business Park
Junction 13 M65
Barrowford
Lancashire
BB9 6QF

188.1 sq.m (2,025 sq.ft)

Property Information

- Established Office Park 5 minutes from Junction 13 of the M65.
- Open plan accommodation with excellent natural light
- Dual air conditioning/ heating units.
- Allocated car parking available.

LOCATION

Accessed from Barrowford Road (A6068), Riverside Business Park offers excellent transport links to the M65 which in turn provides direct access to the M6 and M61 South of Preston. Barrowford Village Centre is within half a mile with Nelson town centre and all its amenities being within one miles.

DESCRIPTION

The property comprises of spacious open plan office accommodation arranged over two floors. Internally the accommodation provides a reception area and vestibule on the ground floor together with kitchen facilities. Both the ground and first floors provide open plan office space with separate male and female toilet facilities available on the first floor. The property also has the benefit of dual air conditioning/ heating, suspended ceilings and intercom and alarm system.

ACCOMMODATION

Unit 8 188.1 sq.m (2025 sq.ft)

*May split on floor by floor basis.

TERMS

Available on either long leasehold or occupation leasehold basis. Occupational leases will be for a minimum term of 3 years on full repairing and insuring terms subject to rent reviews at appropriate intervals.

RENT

£24,000 per annum.

PRICE

£242,000 (Two hundred and forty two thousand pound).

SERVICES RESPONSIBILITY

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

BUSINESS RATES

We are informed by the Valuation Office Agency website that the property has the Rateable Value of £22,000 per annum. Please contact the local Rating Office for more information and the Rates Payable.

EPC

An Energy Performance Certificate is available upon request.

LEGAL COST

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

VAT

We understand that VAT is applicable.

VIEWING

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