



## OFFICE SUITES/STUDIO/CALL CENTRE FROM 180 SQ.FT TO 360 SQ.FT

### TO LET

Carrside One  
Churchill Way  
Lomeshaye Business Park  
Nelson  
BB9 6RX

Size from 180 sq.ft to 360 sq.ft.

- Serviced Offices with attractive reception.
- Use of fully equipped boardroom, quality kitchen and toilet facilities.
- Rents include heating, lighting and water.
- Recently redecorated, and carpeted with furniture available on request.

## LOCATION

Carrside One is in a prominent location on the corner of Churchill Way and Carrside on the popular Lomeshaye Business Park which is accessed directly off Junction 12 of the M65 motorway.

## DESCRIPTION

Carrside One is a serviced office and warehouse facility that has recently been extensively refurbished.

Features include an impressive reception/waiting area, the use by appointment of a quality boardroom with associated facilities, modern fully equipped kitchen, good quality toilet facilities, new carpets and decorations to much of the accommodation.

The rents include the cost of heating, lighting and water. There is ample on-site car parking with allocated spaces to be provided.

## ACCOMMODATION

### First Floor

Suite 6	180 sq.ft	16.7 sq.m
Suite 7	180 sq.ft	16.7 sq.m

The suites are all carpeted, office furniture is available on request and there is a possibility of some computer equipment being provided. The building has a substantial Broadband capacity and extensive cabling.

## RENT

Rents are all inclusive and are from £350 pcm for the smaller suites. Full details on request.

## 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.

## PLANNING

It is the prospective tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

## LEGAL COSTS

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

## EPC

Energy Performance Certificates are available upon request.

## VAT

All prices quoted may be exclusive of but may be subject to VAT at the prevailing rate.

## VIEWING

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