

# OFFICE

The Portal, Bridgewater Close, Network 65  
Business Park, Burnley, BB11 5TT  
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## TO LET (MAY SPLIT)

**PROMINENTLY LOCATED EDGE OF TOWN OFFICE  
PREMISES**

- **PART LET**
- **EXTENSIVE PARKING**
- **CHARACTER LANDMARK BUILDING**

**522.35 SQ.M. (5,617 SQ.FT.)**



**KING EDWARD HOUSE**  
**FINSLEY GATE**  
**BURNLEY**  
**BB11 2FS**

## **LOCATION**

Situated at the edge of Burnley town centre prominently positioned fronting Finsley Gate close to its junction with Manchester Road. The building is at the edge of the Weavers Triangle which has recently undergone extensive inward regeneration creating a new college, commercial buildings and public areas.

## **DESCRIPTION**

Character office premises of traditional stone construction. The building fronting Finsley Gate is beneath a pitched slate roof with the rear extension under a flat felt roof.

The accommodation is on two main floors plus attic to the frontal area.

## **ACCOMMODATION**

Ground Floor	212.02 sq.m.	2,284 sq.ft.
First Floor	197.05 sq.m.	2,126 sq.ft.
Second Floor	66.08 sq.m.	719 sq.ft.
Ground Floor Extension	<b>LET</b>	
Basement	45.04 sq.m.	489 sq.ft.
<b>Net Internal Floor Area</b>	<b>522.35 sq.m.</b>	<b>5,617 sq.ft.</b>

## **EXTERNAL**

The property benefits from extensive parking on site with 26 spaces in total. There is also a large public car park adjacent to the property.



## **SERVICES**

All mains services are available with the property heated via a gas fired hot water central heating system.

## **SERVICES RESPONSIBILITY**

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

## **PLANNING**

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

## **RATING**

The property will have to be reassessed.

## **RENTAL**

£9.50 per sq.ft.

## **LEASE TERMS**

The property is available by way of a full repairing and insuring lease for a term of three years or longer subject to appropriate rent reviews.

## **VAT**

All rentals are quoted exclusive of VAT which if applicable will be charged at the current prevailing rate.

## **ENERGY PERFORMANCE CERTIFICATE**

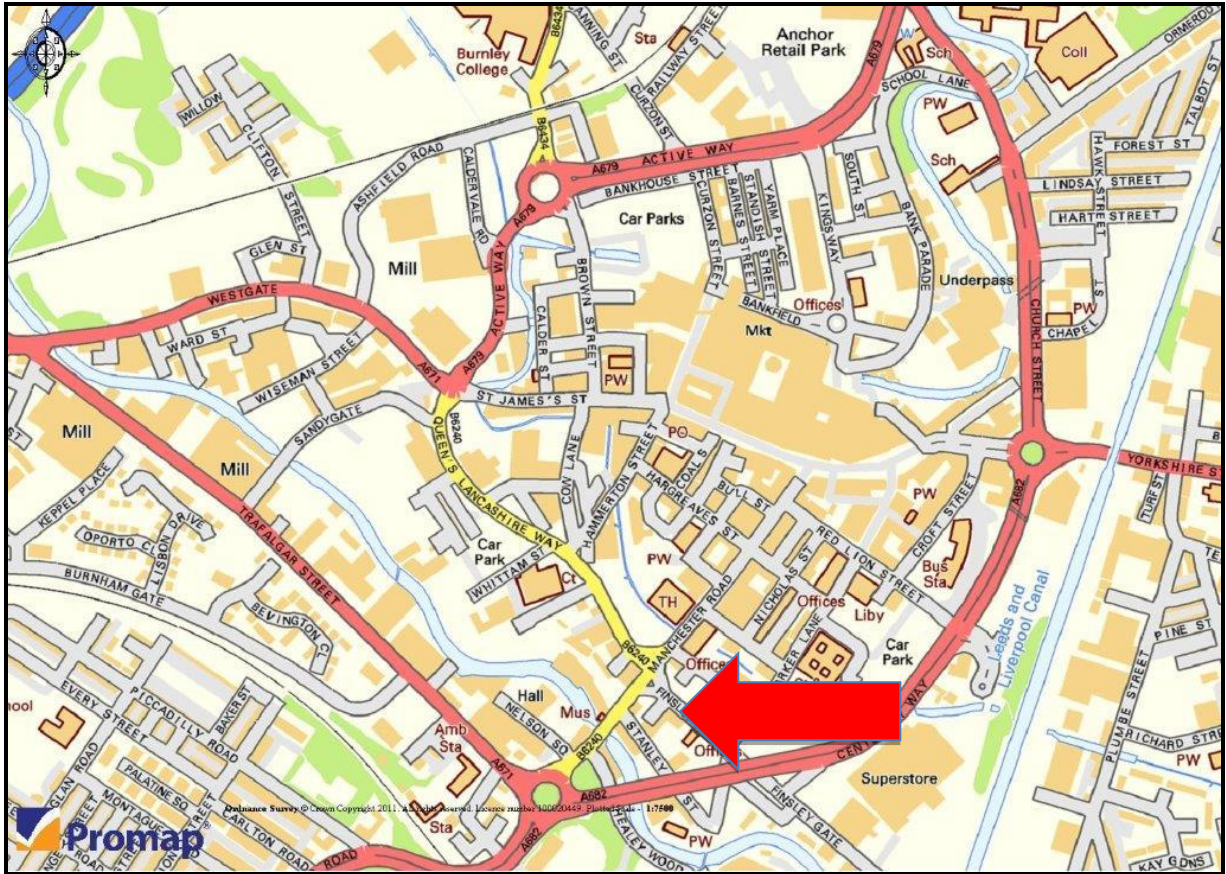
An Energy Performance Certificate has been commissioned and a copy is available upon request.

## **LEGAL COSTS**

Each party to be responsible for their own costs incurred.

## **VIEWING**

STRICTLY BY APPOINTMENT WITH THE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT OR JOINT AGENTS PETTYS 01282 456677



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