



## Modern Office Premises

# FOR SALE / TO LET

Waterside Office Park  
St James Court East  
Accrington  
BB5 0RF

From 1,524 sq.ft (142 sq.m)

### Property Information

- Town centre / Waterside location
- On site parking available
- Close proximity to Accrington Town Centre
- May combine
- £10 per sq. ft. / £160,000

## LOCATION

The premises are pleasantly situated on the banks of Scaitcliffe Lodge, immediately adjacent to the new Hyndburn Borough Council office premises on Ormerod Street and the recently refurbished Globe Centre.

The available suites are situated in an established office location with Accrington Town Centre and all its amenities within a few minutes' walking distance.

## DESCRIPTION

A new build terrace of three offices of steel portal frame construction with brick, stone and metal cladding walls and a pitched slate roof, each extending to 1,524 sq. ft (142 sq.m)

Each office is arranged over two floors comprising open plan office accommodation finished to a high specification, with new carpets, suspended ceilings, fully fitted kitchen and WC facilities. Heating and air conditioning system is provided on all floors.

Externally the complex offers a large car park with each office providing 5 allocated spaces.

## ACCOMMODATION

Unit 5	1524 sq.ft (142 sq.m)
Unit 6	1524 sq.ft (142 sq.m)
Unit 7	1524 sq.ft (142 sq.m)

**(May combine)**

## RENT

£10 per sq. ft.

## PRICE

160,000 (Subject to contract)

## LEASE TERMS

The property is available by way of a new lease for a term to be agreed. Incentives including rent free period and / or stepped rentals available

## SERVICES

We are advised that the property has the benefit of all mains services.

## 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

The tenant must satisfy themselves that the property is appropriate for their particular use. Further enquiries should be directed to Hyndburn Borough Council's Planning Department on 01254 388111.

## RATES

Each unit will be assessed for Business Rates upon occupation.

## 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.

## VIEWING

Petty Chartered Surveyors  
Imperial Chambers, Manchester Road  
Burnley, BB11 1HH

Tel. 01282 456677  
commercial@petty.co.uk

