



High Specification Landmark Office Accommodation

TO LET

**KINGSWAY HOUSE
KINGSWAY
BURNLEY
LANCASHIRE
BB11 1BJ**

**11,883 - 25,434 Sq Ft (1,103.93 -
2,362.82 Sq M)**

- Located on the edge of Burnley town centre within close distance to Anchor Retail Park and the upcoming Pioneer Place development, comprising Reel Cinema and various restaurants.
- Fitted to an extremely high standard including large open plan offices together with fully glazed private offices, quality canteen and WC facilities.
- Facilities available within Burnley town centre within walking distance, and access onto the M65 is an approximate 5 minute drive.

Location

Situated on Kingsway at its junction with Active Way on the edge of Burnley town centre. The property fronts Kingsway and has ample car parking but in addition there is a substantial private car park close by. The property is in a mixed commercial area of the town and close to the new Pioneer Leisure development which will bring forward a new cinema and various restaurants at the edge of the town centre. Burnley Central railway station is within walking distance as is the main shopping Centre and its amenities.

Description

Kingsway House comprises a substantial detached landmark office building close to Burnley town centre.

We are currently offering the second floor which can be taken as a whole or can be divided into two separate suites adjacent to the central core of the building.

The offices have the benefit of an entrance from Kingsway and there is an impressive stairway and lifts leading up to the second floor.

The right-hand side, as viewed from the front, is predominantly open plan, but also incorporates a series of fully glazed partitioned offices and break-out areas. The left-hand wing is predominantly open plan with a couple of glazed meeting rooms and a substantial canteen with a range of fitted units.

There are ample male and female WC facilities and an impressive reception.

The accommodation was substantially refitted in 2016 and has suspended ceilings, carpet tiles and an element of in-built furniture.

Externally in total there is car parking for 21 vehicles with the possibility for some additional space close by.

Accommodation

Arranged on the second floor and comprising two separate but connected wings as viewed from the front the accommodation is as follows:

Left-hand wing 11,883 sq.ft (1,104 sq.m)

Right-hand wing 13,551sq.ft (1,259 sq.m)

Total net internal floor area 25,434 sq.ft. (2,363 sq.m)

Total gross initial floor area 26,933 sq.ft (2,502 sq.m)



Planning

The property has the benefit of planning permission for office use class B1 of the 2020 Use Class Order.

Alternate uses should be discussed directly with the local planning authority on 01282 425011

Rent

On application.

Business Rates

The property currently has two rating assessments

Left hand wing - Ratable value £78,000

Right hand wing - Ratable value £86,000

Services

All main services are available and the property has the benefit of gas fired central heating.

There is a service charge payable to cover the central and communal area maintenance. 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.

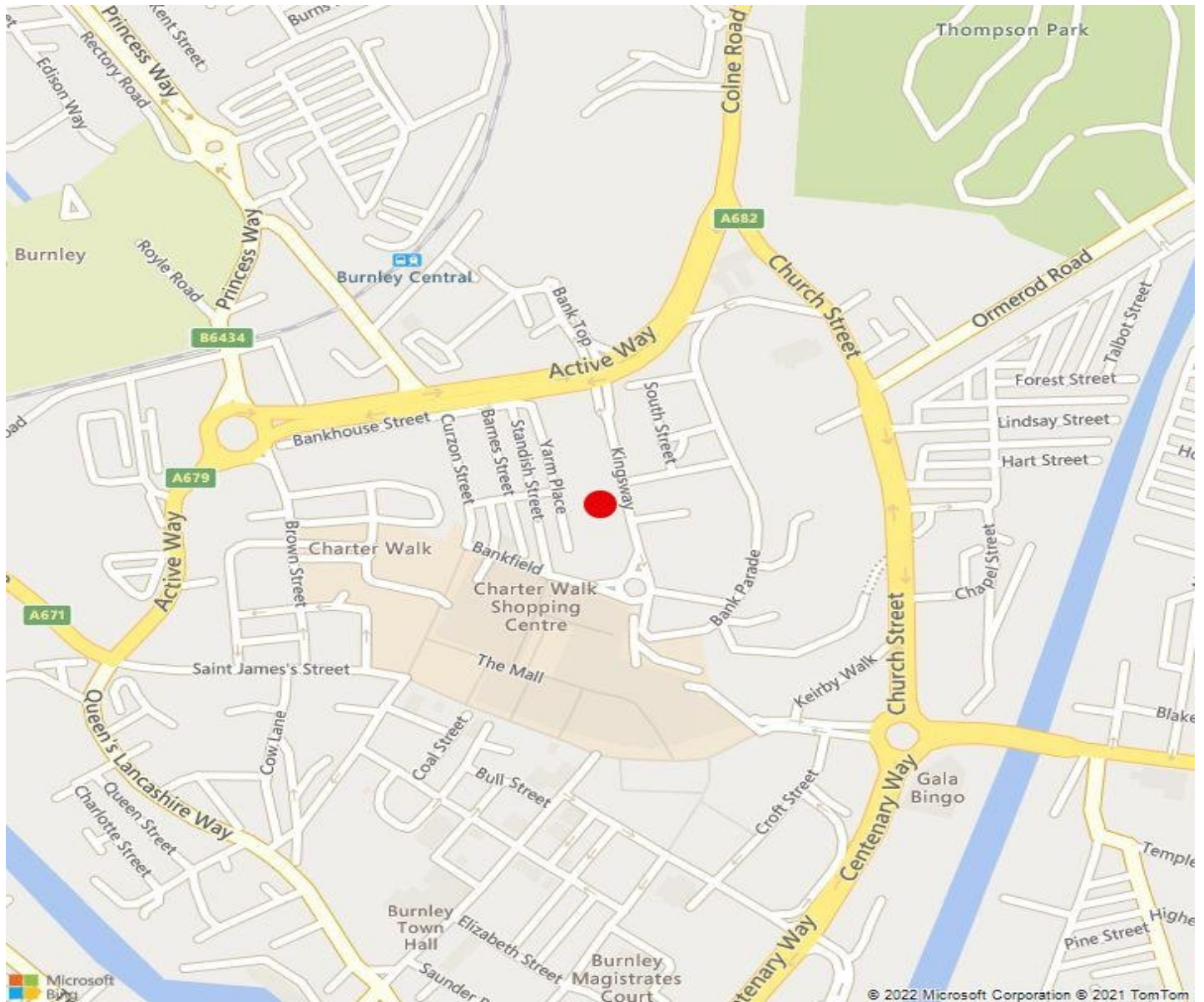
Terms

The premises are currently subject to a lease and our clients are looking to either assign the lease or sub let the various divisible sections.

Flexible terms are available.

The property is available as a whole or can be split with the accommodation available on a full and repairing lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

Each party is responsible for
their own legal costs.

VAT

All Prices quoted are exclusive
of, but may be subject to VAT
at the prevailing rate.

EPC

An Energy Performance
Certificate is available upon
request.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

