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Unit 17 Trident Park
 Trident Way
 Blackburn
 BB1 3NU

TO LET

OFFICE SUITES FROM 90 sq.ft to 1,340 sq.ft (8.36 sq.m to 124.53 sq.m)

- *Flexible lease terms*
- *Competitive all inclusive rents*
- *Simple lease agreements*
- *No legal fees*
- *On site secretarial services*
- *Ample parking in the vicinity*

**Northbridge House
 Elm Street
 Burnley
 Lancashire
 BB10 1PD**



Location

Situated on the outskirts of Burnley, Northbridge House is the premier location for new and small businesses in East Lancashire offering quality offices, workspace and storage facilities in 100 comfortable units varying from as little as 60 sq.ft. up to 3,000 sq.ft.

Accommodation

UNIT	SIZE	INCLUSIVE WEEKLY RENT
Office	1,340 sq.ft	£386.53
Office	500 sq.ft	£123.50
Office	330 sq.ft	£79.50
Office	300 sq.ft	£79.50
Office	250 sq.ft	£64.50
Office	200 sq.ft	£52.50
Storage	90 sq.ft	£20.50
Storage	115 sq.ft	£25.50
Storage	240 sq.ft	£54.50
Storage	340 sq.ft	£74.50

Services

On-site conference and meeting room facilities, secretarial support services, and high-tech communications system with broadband internet connection and no call charges.

On-site management team, with viewings available at any time, with evenings and weekends by prior arrangement with the team.

Rating

Each unit to be assessed on occupation.

Lease Terms

Simple agreements, with no legal fees.

The rentals are inclusive of water rates, heating, building maintenance and insurance, waste disposal, and much more.

Rental

See tenancy schedule.

Availability

Availability varies - please enquire.

Grant Assistance

Grant assistance may be available for incoming companies and we would recommend that interested parties contact No Limits (a Government organisation) on 0800 612 2029 or www.no-limits.org.uk

Viewing

CONTACT Taylor Weaver (Neil Weaver)

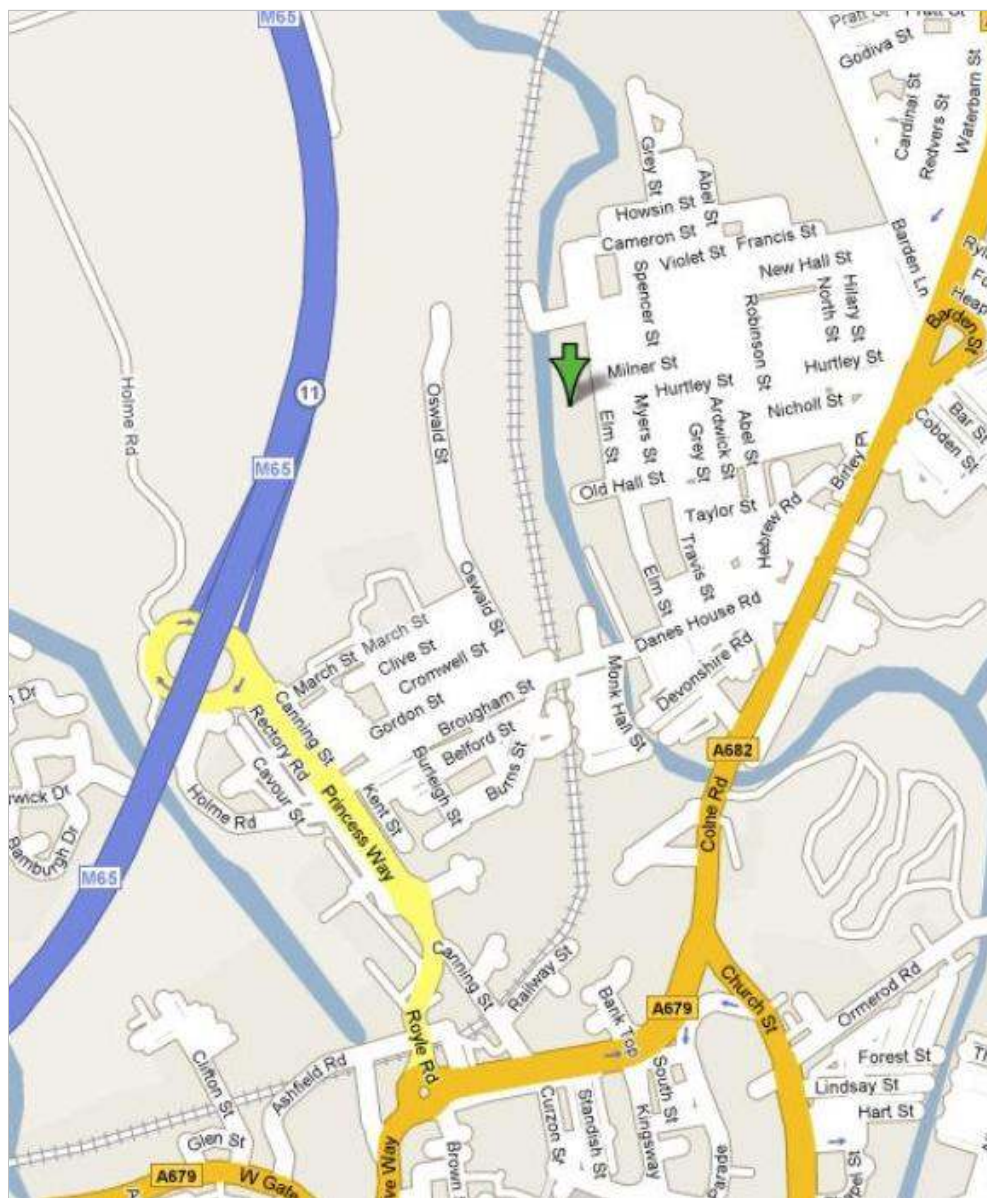
Telephone 01254 699030

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Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU — Company Registration No. 04132040

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Location Plan (click images to enlarge)



Additional Photos (click images to enlarge)



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