



## OFFICE SUITES ON ESTABLISHED BUSINESS PARK

# TO LET

Lancashire Digital Technology Centre  
Bancroft Road  
Burnley  
Lancashire  
BB10 2TP

SIZE 317-1285 sq.ft ( 29.4 -119.38 sq.m)

### Property Information

- Purpose built business centre
- Excellent transport links
- Ample on site parking
- Available immediately

## LOCATION

Located just off Eastern Avenue on the outskirts of Burnley Town Centre and only 3 miles from Junctions 10, 11 and 12 of the M65 Motorway. Adjacent occupiers include Aircelle, Kaman Tooling, TRW.

## DESCRIPTION

This purpose built business centre provides high quality business and office accommodation. Along with ample free parking, the centre offers a impressive reception, breakout areas with TV's and meeting rooms. Meetings rooms are equipped with high quality presentation equipment.

The ground floor breakout area features a café offering breakfast and home cooked favourites for tenants and their guests. The first floor kitchen area includes seating, cooking facilities, refrigerator, kettle and washing up facilities. Both floors have high quality toilet facilities.

The business centre is fitted with emergency lighting, monitored fire and intruder alarm systems, and also benefits from perimeter CCTV. Access is 24 hours, and is fully accessible for disabled tenants/visitors.

## ACCOMMODATION

| Suite | Size | Rent PA   | Service Charge & Insurance | Per week |
|-------|------|-----------|----------------------------|----------|
| 1     | 461  | £3,688.00 | £3116.36                   | £130.00  |
| 22    | 489  | £3,912.00 | £3305.64                   | £139.00  |
| 24    | 478  | £3,824.00 | £3231.28                   | £136.00  |
| 245a  | 959  | £7672.00  | £6482.84                   | £272.00  |

## LEASE TERMS

The premises are available on a simple lease agreement for 12, 24 or 36 months. The tenant will occupy on an internal repairing basis only and the rent payable will be exclusive of any dilapidation costs.

## SERVICES

All main services are connected to the property.

## SERVICE CHARGE

A service charge is applicable and incorporates the following:

- Centre manager
- Kitchen facilities
- Refuse collection
- Maintenance of common areas
- Cleaning of common areas
- Landscaping
- 100 mbps leased lined broadband
- Telephone line rental
- Telephone handsets
- Hygiene services
- All main services
- Water rates

## VAT

All prices quoted are subject to VAT.

## LEGAL COSTS

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

## VIEWING

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

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