

TO LET

VARIOUS OFFICE SUITES WITH PARKING

FROM 60 SQ FT (5.57 M SQ) TO 1305 SQ FT (121.24 SQ M)

Lamb & Swift
Commercial Property

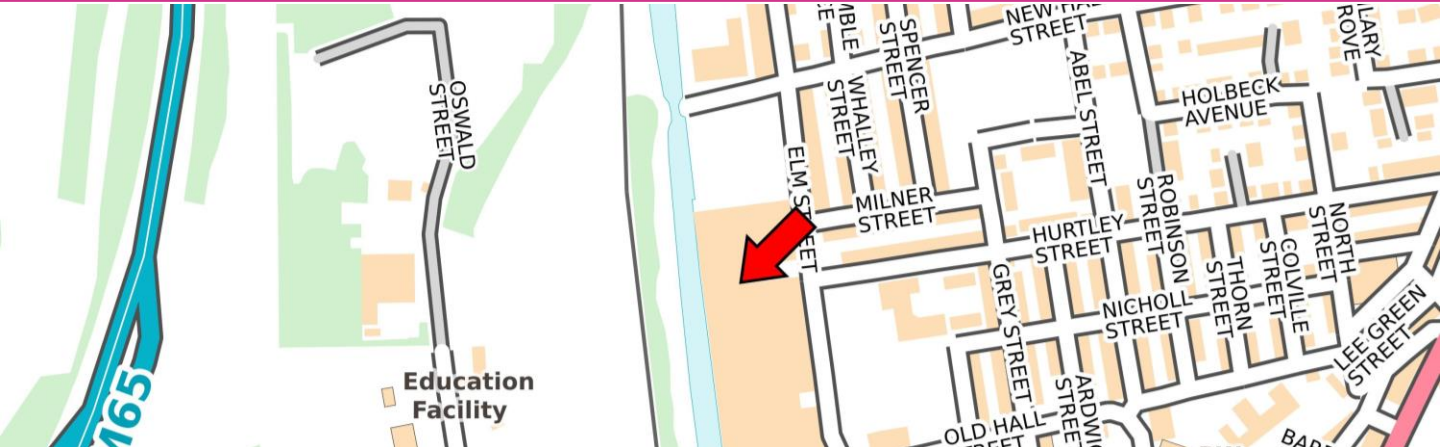
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**NORTHBRIDGE HOUSE
ELM STREET
BURNLEY
LANCASHIRE
BB10 1PD**

**RENTS FROM
£840
PER ANNUM
INCLUSIVE**

- Town centre location
- Meeting & conference facilities
- Extensive onsite parking & EVCP's
- Ultra-high speed broadband
- Fully staffed reception area
- BizLounge breakout space
- Close to many local amenities including supermarkets, restaurants, bars and cafes
- Modern storage and workshop facilities
- Rents starting from £840 per annum (£70pcm)
- Inclusive rent options available- further details upon request



LOCATION

The Subject property is located in Burnley, which is a midsize town in the East Lancashire area, approximately 11 miles east of Blackburn and 25 miles north-east of Manchester. The town lies to the east of junction 10 of the M65 motorway, which connects to the M6 and M61, near Preston.

The property is situated upon Elm Street, which is located in the heart of Burnley and within walking distance of all local amenities. The immediate area is a good mix of commercial and residential premises.

Burnley also benefits from main public transport routes by way of a bus service and also benefits from a rail service providing access to both Manchester and Bury.

DESCRIPTION

The subject property is a substantial period building of traditional stone construction, set beneath a pitched and slated roof covering. The building benefits from high quality, modern facilities whilst still maintaining its historical features.

Internally it provides for multiple cellular office suites of varying sizes, across three floors. All floors benefit from a passenger lift.

The building benefits from air conditioning, lift access, bike racks, after hours security, showers, free car park and a café.

ACCOMMODATION

Variety of suites available please enquire for current availability.

LEASE TERMS & RENTAL

The office suites are available fully furnished with flexible, inclusive rental terms.

SERVICES

The mains services connected to the property to include water and electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

BUSINESS RATES

Interested parties are advised to make their own enquiries with the Local Rating Authority.

The Standard Uniform Business Rate for the 2024/2025 Financial Year is 54.6 pence in the £, or 49.9 pence in the £ for qualifying small businesses.

VAT

VAT may be applicable, and if so, will be charged at the prevailing rate.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Lois Sutton

Email: lsutton@lambandswift.com

Lamb & Swift Commercial
179 Chorley New Road
Bolton
BL1 4QZ



