

TO LET

Lamb & Swift
Commercial Property

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VARIOUS OFFICE SUITES WITH PARKING

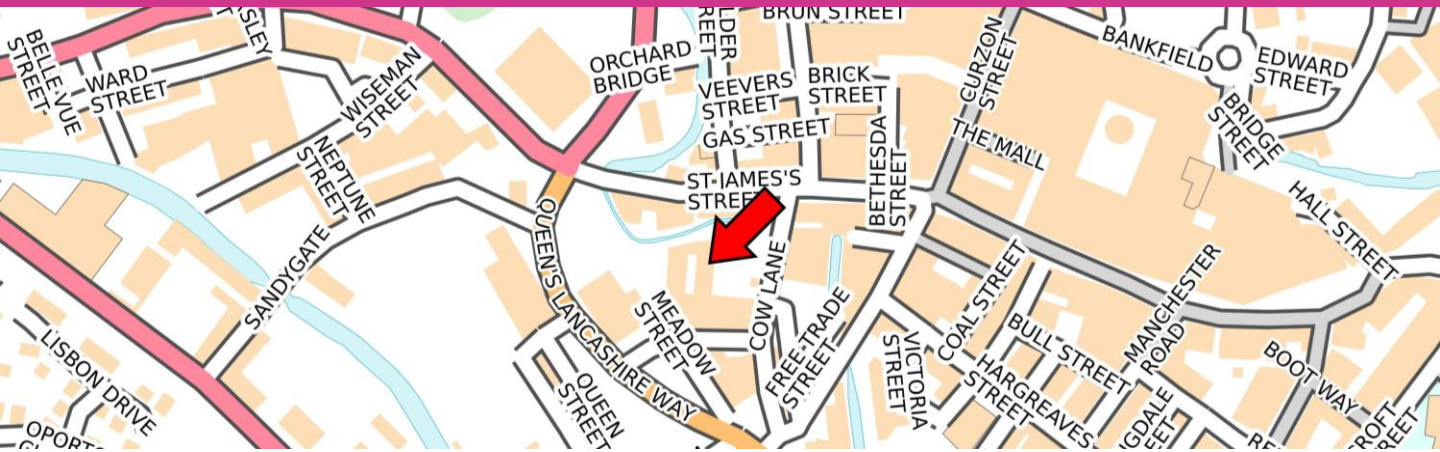
FROM 180 SQ FT (16.72 M SQ) TO 600 SQ FT (55.74 SQ M)



**BIZ HUB BURNLEY CENTRAL
LODGE HOUSE
COW LANE
BURNLEY
BB11 1NN**

**RENTS FROM
£3,400
PER ANNUM
INCLUSIVE**

- Town centre location
- Meeting & conference facilities
- Extensive onsite parking & EVCP's
- 1GB Superfast broadband
- Fully staffed reception area
- BizLounge breakout space
- Close to many local amenities including supermarkets, restaurants, bars and cafes
- Private landscaped courtyard
- Rents starting from £3,400 per annum (£283.33pcm)
- 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 Cow Lane, which is located within the town centre and within walking distance of all local amenities. The immediate area is predominantly commercial premises, although there are some residential apartments within close proximity.

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, as well as having a private landscaped courtyard with cobbled pathways and garden area.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

SUITE	SQ FT	SQ M
A4	600	55.74
A7	600	55.74
A11	355	32.98
A3	500	46.55
B12	412	38.38
B13	360	33.44
C13	170	15.79
C19	180	17.72

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.

LEASE TERMS & RENTAL

The office suites are available fully furnished on flexible rental terms.

SUITE	RENT PER ANNUM	RENT PCM
A4	£12,000	£1000
A7	£12,000	£1000
A11	£7,100	£591.67
A3	£10,020	£835
B12	£8,240	£686.67
B13	£7,200	£600
C13	£3,400	£283.33
C19	£3,600	£300

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.

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