

# Offices, The Globe Centre, Accrington, BB5 0RE









# TO LET

Use - Office

Size - 748 - 2,744 Sq ft

Rent - From £9 per sq.ft

- Town Centre Offices
- Flexible lease terms
- Prominent town centre landmark office building



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

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#### Location

The property is situated on the edge of Accrington town centre within easy access to Junction 7 of the M65 motorway - see location plan.

# Description

A major office development on the outskirts of Accrington town centre, which includes large reception entrance, ample on-site parking, in-house restaurant and on-site meeting rooms.

Individual and large office suites are available for lease.

## Accommodation

The following suites are available:

Suite	Sq.ft	Rent (pa)	SC +Insurance
12	2,744	£24,696	£6,997.20
13	800	£7,200	£2,040
17	784	£7,056	£1,999.20
21	763	£6,876	£1,945.65

Tenant responsible for their own telecoms and rates

#### **Tenure**

Leasehold

#### Rental

From £9 per sq.ft

### Lease Terms

The premises are available on flexible lease terms from 12 months upwards with immediate availability. The tenant occupies the property on an internal repairing basis only.

## Legal Costs

The tenant is responsible for the landlord's legal costs.

#### Services

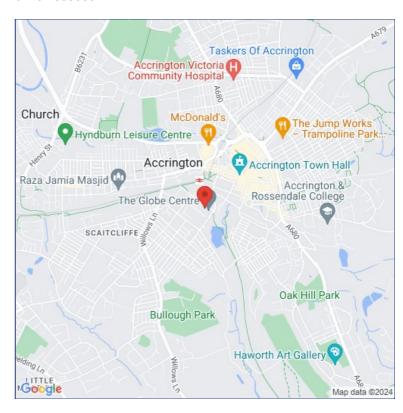
All mains services are connected to the property.

#### FPC

Taylor Weaver act in the capacity as introductory agents and understand that the Vendor/Landlord will supply the appropriate Energy Performance Certificate when requested

# Viewing

Strictly through agents Taylor Weaver (Rebecca Weaver) 01254 699030



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