

Hardmans Business Centre, New Hall Hey Road, Rawtenstall, BB4 6HH

TO LET



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Use - Office

Size - 510 - 1,482 Sq ft

Rent - From £13 per sq.ft including SC

- Good access to Haslingden/Edenfield Bypass
- Office Suites from 438 sq.ft
- Flexible lease terms



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

The property is situated on the edge of Rawtenstall town centre, with excellent access to the A56 Haslingden/Edenfield bypass, which links directly to the M66 and M65 motorways.

Description

A Grade II listed refurbished former mill, which now provides 32 individual business suites.

Internally the premises provide a series of suites which have been tastefully decorated and fully carpeted throughout, with blinds fitted to all windows, and electric heating, communal kitchens and toilet facilities.

Accommodation

Availability is as follows:

SUITE	FLOOR AREA	*RENT (PER MONTH)
2	762 sq.ft	£858
10	700 sq.ft	£758
11	890 sq.ft	£964
16	438 sq. ft.	£500
29	1,482 sq.ft	£1,605
34	695 sq.ft	£753

*Rent is inclusive of service charge and insurance.

ADDITIONAL COSTS:

- Electricity - units metered individually
- Business rates payable to Local Authority (if applicable)
- All prices subject to VAT at the prevailing rate

Rental

From £13 per sq.ft including SC

Lease Terms

The suites are available to lease for a minimum period of one year on an internal repairing basis.

A service charge and insurance premium is included in the rent.

Each suite is separately metered for electricity.

Deposit

A deposit equivalent to 2 months rent is required to be paid in advance.

Rating

Each suite is separately assessed.

Subject to certain conditions small business rates relief will be available to the occupier.

Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs involved in the transaction.

VAT

VAT is applicable.

EPC

An EPC is available on request

Additional Costs

The following costs are on top of the rent:

Electricity - units metered individually

Business rates payable to Local Authority (if applicable)

Broadband

Fibre broadband is available to tenants at a cost of £50 per month

Viewing

STRICTLY THROUGH AGENTS

Taylor Weaver

(Rebecca Weaver)

Telephone 01254 699030

