

Hurstwood Court Business Centre, New Hall Hey Road, Rawtenstall, BB4 6HH

TO LET



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Use - Office

Size - 195 - 470 Sq ft

Rent - See accommodation schedule

- High quality serviced offices on flexible lease terms
- Competitive rentals
- Ample on site parking
- Edge of Rawtenstall town centre



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

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

The property is immediately adjacent to the New Hall Retail Park, which includes occupiers such as M&S, Aldi, Pets at Home, TK Maxx and Costa.

Description

Hurstwood Court is a serviced office / business centre which offers a modern workspace for small businesses.

The offices benefit from communal kitchen and toilet facilities. Both floors of the business centre have break out areas along with meeting rooms which are available to hire.

Accommodation

The current availability is as follows:

Suite	Size	Rent	Utilities	Availability
G2	326 sq.ft	£625/ month	£55 / month	Available
G3	470 sq.ft	£881/ month	£79 / month	Available
F3	195 sq.ft	£375/ month	£33 / month	Available

Rental

See accommodation schedule

Lease Terms

The suites are available to lease for a minimum period of 12 months on internal repairing and insuring terms.

Deposit

A deposit is required for the suites. Further details on request.

Rating

The suites have to be re-assessed by the Valuation Office Agency. Figures to be confirmed in due course but we would expect the suites to fall below the Rateable value threshold of £12,000 and therefore eligible businesses will be able to claim rates relief.

Legal Costs

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

VAT

VAT will be applicable to the figures above.

Services

All mains services are connected to the property.

Broadband

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

Viewing

Strictly through agents

Taylor Weaver

Contact: Rebecca Weaver

01254 699030

rebecca@taylorweaver.co.uk

