

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 645 sq.ft
- Flexible lease terms



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

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

### 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
13	510 sq.ft	£550
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

