

# PROPERTY PARTICULARS OFFICE

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
**01282 458007**  
www.tdawson.co.uk

**TO LET**



## CALL CENTRE/OFFICE F4 LOWER CLOUGH BUSINESS CENTRE PENDLE STREET BARROWFORD BB9 8PH

- Modern call centre suite within popular business centre
- Located close to Junction 13, M65
- 3,500 sq.ft.

## LOCATION

Located at the popular Lower Clough Business Centre within the village of Barrowford close to Junction 13 of the M65 motorway.

## DESCRIPTION

First floor call centre suite incorporating a main open plan area together with five side offices, a kitchen rest area and ladies and gents w.c.'s.

The call centre provides modern office facilities within a traditional business centre environment.

## ACCOMMODATION

Call Centre Suite	3,500 sq.ft.
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## CAR PARKING

Lower Clough Business Centre benefits from a 70 vehicle car park.

## SERVICES

All mains services are available to the property.

It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## RATING

We understand from the Valuation Office website that the suite has two rateable values:

£5,100 and £6,100

A tenant may benefit from 100% discount on rates payable through the small business rates relief scheme and we recommend enquiries to Pendle Borough Council 01282 661661.

## BUILDINGS INSURANCE

40p per sq.ft.

## RENTAL

Upon Request.

## VAT

VAT is not charged upon the rental.

## LEASE TERMS

The call centre suite is available by way of a new effective full repairing and insuring lease for a term to be agreed.

## SERVICE CHARGE

A service charge is levied on the tenants within the business centre for the management and maintenance of the common areas.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

## LEGAL COSTS

There is no charge for the landlord's standard agreement.

## VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



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