

PROPERTY PARTICULARS OFFICES

**TREVOR
DAWSON**

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

TO LET



THE MALT KILN GISBURN ROAD HIGHERFORD BB9 6AJ

- Refurbished character office building.
- Semi-rural location.
- All inclusive rental with access to meeting room.
- Three parking spaces.
- 50.25 sq. m (541 sq. ft.)

LOCATION

Situated in Higherford at the edge of the popular village of Barrowford. The Malt Kiln fronts Gisburn Road (A682).

Barrowford and all its amenities are within one mile.

DESCRIPTION

Second floor office accommodation within a character stone building.

The second floor is predominately open plan with a private meeting room with Velux windows throughout .

Access is from a communal reception off which are male and female WC's.

Within the ground floor there is a modern kitchen area and meeting room which will be available to any tenant between 12pm and 2pm daily for staff welfare use.

The room also doubles up as a meeting room and this can be booked in advance via the landlord for events.

ACCOMMODATION

Net Internal Floor Area 50.25 sq. m (541 sq. ft.)

EXTERNALLY

To the rear of the property is a large pay and display car park for approximately 40 cars. There will be the right to park 3 cars within any tenancy. Other parking available but metered.

SERVICES

All mains services are available. Utilities and Wi-Fi are included within the rental.

SERVICES RESPONSIBILITY

It is the ingoing tenant's responsibility to verify that all services are suitable for their requirements.



RATING

To be reassessed. It is likely that the property will be beneath the threshold for Small Business Relief.

PLANNING

It is the tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

RENTAL

£950 per calendar month

LEASE TERMS

The property is available on flexible terms on an all inclusive rental to include utilities and Wi-Fi and cleaning of the common areas and WC's.

Access is also provided to the ground floor kitchen between 12pm and 2pm daily.

VAT

If applicable VAT will be charged at the current prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available upon request.

LEGAL COSTS

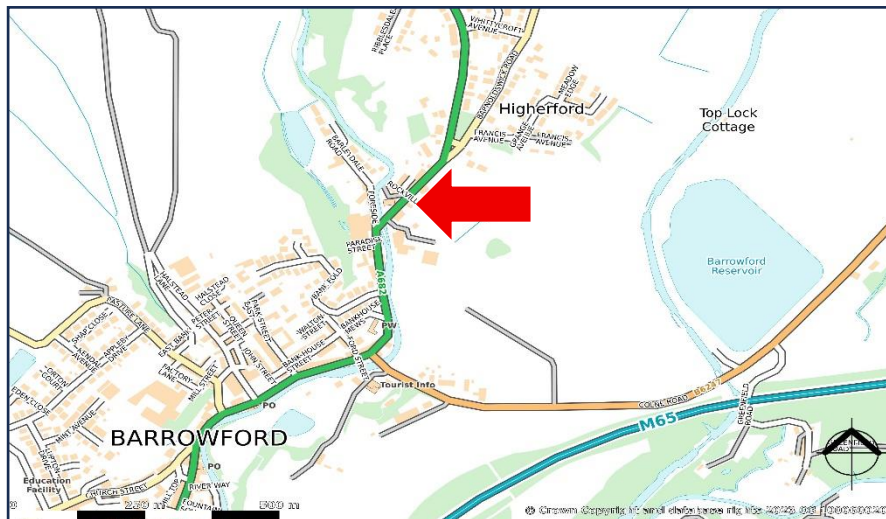
Each party to be responsible for their own costs incurred.

VIEWING

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

Our Ref: MC.KC.2602.16902 Email: michael@tdawson.co.uk





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