



Newly refurbished modern office suites from 142 - 160 sq.ft.

TO LET

**LANCASTER HOUSE
12 SKIPTON ROAD
EARBY
BARNOLDSWICK
LANCASHIRE
BB18 6PX**

142 - 160 Sq Ft (13.19 - 14.86 Sq M)

- FIRST MONTH RENT FREE
- Fully refurbished office suites in prominent roadside position.
- Competitive and flexible terms with all inclusive rents, covering utilities, Wifi and cleaning services.
- Newly installed communal kitchenette and bathroom facilities, LED lighting, with additional filing storage available.
- 100% Small Business Rates Relief available to eligible Tenants.
- Ready for immediate occupation.

Location

Lancaster House occupies a prominent roadside location fronting Skipton Road in the popular town of Earby. The property is conveniently located close by to the Town Centre with other businesses in the vicinity including Co-Op Food, Whitworth Chemists and Pendleside Hospice.

Skipton Road (A56) is the main arterial route linking to Colne, Barnoldswick and Skipton via the A59.

Description

Located in the vibrant town of Earby, Lancaster House comprises a stone built, two storey office building which has recently undergone a comprehensive refurbishment. The property now offers a selection of high quality office suites, with two units currently available for occupancy.

Each office benefits from energy-efficient LED lighting, access to newly installed communal kitchenette and bathroom facilities, and, subject to availability, additional storage space suitable for filing and archiving.

Both suites are ready for immediate occupation and are available with all inclusive rents, which cover utilities, wifi and cleaning services.

Accommodation

Ground Floor

Suite 5 13.15 sq.m 141.5 sq.ft

First Floor

Suite 2 14.85 sq.m 159.8 sq.ft



Planning

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

Rent

Suite 2 £500 pcm (1st Month Rent Free)

Suite 5 £500 pcm (1st Month Rent Free)

Business Rates

The business rates are to be assessed however we are informed that once individually rated, each suite will qualify for 100% Small Business Rates Relief subject to eligibility.

Services

The property has the benefit of mains electricity and water.

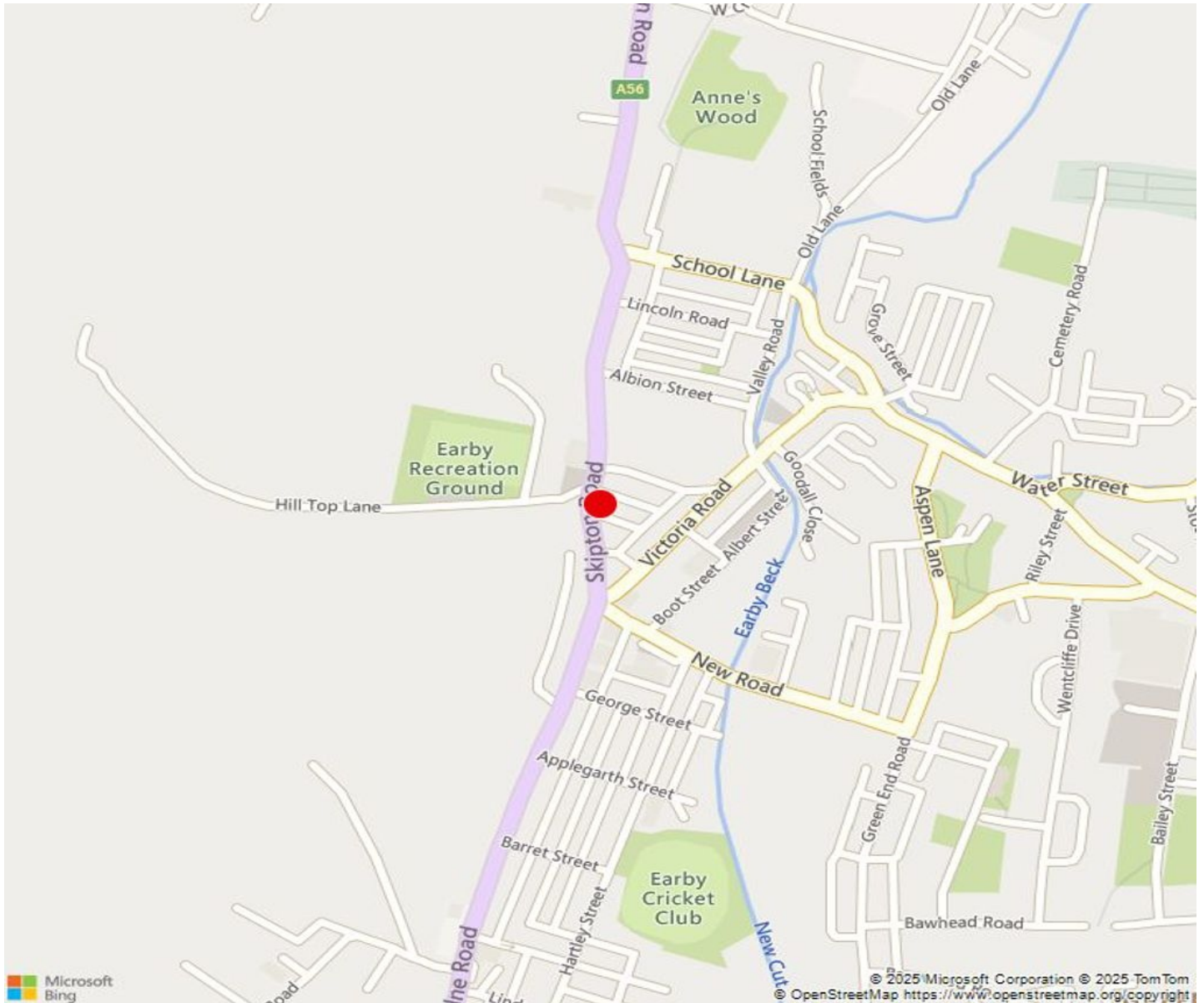
Services Responsibility

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

Terms

Each suite is available by way of a 12 month licence.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

Each party is to be responsible
for their own legal costs.

VAT

All Prices quoted are exclusive
of, but may be subject to VAT
at the prevailing rate.

EPC

An Energy Performance
Certificate is available upon
request.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

