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**E-mail:** [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)  
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# TO LET

- Attractive stone built multi-storey office building on the edge of Rawtenstall Town Centre
- Within walking distance of Rawtenstall Town Centre with excellent motorway connections
- Pleasant office building with good natural light, gas fired central heating and UPVC double glazing
  - Range of office sizes to suit small to medium businesses
- All-inclusive rents, manned reception, CCTV security, free car-parking, shared meeting rooms and 200 MBPS fibre optic broadband.
- Quality male and female toilet/shower facilities and access to fully equipped kitchens.



## The Kingfisher Business Centre Burnley Road Rawtenstall BB4 8EQ

MISDESCRIPTION: These particulars do not form part of an offer or contract. All information contained in this brochure should be verified by the interested party, and is provided without responsibility on the part of the agent or the vendor, or lessors. All properties are offered subject to contract and availability.

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## LOCATION

Kingfisher Business Centre is located off Burnley Road in the edge of Rawtenstall Town Centre within a five minute drive of the A56 which connects to the national motorway network.

The business centre is within walking distance of Rawtenstall town centre and within a 15 minute drive of Burnley, Bury and less than half an hour from Manchester city centre.

## DESCRIPTION

A multi storey stone built business centre in a prime location on the edge of Rawtenstall town centre.

The property comprises of a fully serviced office facility with manned reception, large on site car park, quality shared meeting rooms, kitchens, showers and modernised male and female toilet facilities.

The business centre offers a range of office suites from 130 sq ft upwards which are ideal for small and medium sized companies.

The offices are carpeted with gas fired central heating, some LED lighting, good natural light and are available at an all-inclusive rent.

The site has free car parking to the front of the building and also offers additional services such as mail collection and phone answering.

## ACCOMMODATION

The accommodation has been measured by the landlords on a net internal base excluding toilets and corridors and a break down has been provided on the availability schedule below.

## RENT

The rent is inclusive of business rates, utilities and buildings insurance and a full breakdown is available in the table below.

## LICENSE/LEASE TERMS

The offices are available by way of a new lease or license for a term to be agreed.

## VAT

We understand the rent is subject to VAT at the prevailing rate.



# WHITEACRES

## BUSINESS RATES

We understand the business rates are included with the monthly rental payment, further details of which are available from our offices on request.

Prospective tenants are encouraged to contact Rossendale Borough Council on 01706 217777 to confirm the full details prior to making any legal commitment.

## SERVICES

The offices have the benefit of gas fired central heating, electricity, lighting and use of communal showers, toilets and fully equipped kitchens.

## SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify that all services/appliances are in working order and are of suitable purpose being adequate for their needs.

## OUTGOINGS

In addition to the monthly rent payment the tenants are to be responsible for their own phone package and any contents insurance.

## PLANNING

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

## LEGAL COSTS

The landlords will provide a standard tenancy agreement and no cost will be required for preparation of this document.

## VIEWING

For further information or to arrange a viewing please Contact:

Whiteacres

Tel: 01282 428486

Email: [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

Web: [www.whiteacres-property.co.uk](http://www.whiteacres-property.co.uk)

## SUBJECT TO CONTRACT

## THE KINGFISHER BUSINESS CENTRE AVAILABILITY SCHEDULE

SUITE	SQUARE FOOTAGE	SQUARE METERAGE	MONTHLY RENT
4	130	12.08	£360 + VAT
6/7	552	51.3	£1,540 + VAT
8	276	25.6	£770 + VAT
105/106	467	43.38	£1,030 + VAT
201	275	25.5	£600 + VAT
204	224	20.8	£543 + VAT
205	252	23.4	£580 + VAT
206	196	18.2	£505 + VAT
207	196	18.2	£505 + VAT
304	252	23.4	£625 + VAT
306	196	18.2	£555 + VAT
307	196	18.2	£555 + VAT
401	204	20.0	£492 + VAT

The rent quoted is inclusive of service charges, buildings insurance and all utilities.



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