







**TO LET**



*Quality office spaces in various sizes in a prime location, close to Colne town centre.*

## **Office Suites, Holker Business Centre, Burnley Road, Colne, Lancashire, BB8 8EG**

-  Attractive stone-built business centre located close to Junction 14 of the M65 motorway
-  Free on-site car park within walking distance of Colne Town Centre
-  High profile office building with good natural light & shared meeting rooms
-  Range of office sizes to suit all budgets with rents from only £60 per week + VAT
-  Competitive all-inclusive rents ideal for small and growing businesses with offices available for immediate occupation
-  Modern bathrooms and kitchens on each floor

Interested in this property? Call **01282 428486** or email [info@whiteacres-property.co.uk](mailto:info@whiteacres-property.co.uk)

## Location

Holker Business Centre is located off Burnley Road on the edge of Colne Town Centre close to junction 14 of the M65 motorway.

The business centre is well located in a main road position with excellent motorway connections and within a 15 minute drive of Burnley and 30 minutes from Skipton.

## Description

A two storey stone-built office premises on the edge of Colne Town Centre close to junction 14 of the M65 motorway.

The property has been converted into various small to medium sized offices to cater for growing businesses looking for an office premises in the Pendle Borough.

The offices are arranged over the ground and first floor and have a shared meeting room, gas fired central heating, modern kitchens on each floor, excellent natural light and suspended ceilings with some LED lighting.

The offices have CAT5 cabling, carpets and a number of power points. Certain suites have been combined to create a larger open plan office suite, with internal private offices.

Externally there is a large car park providing on-site car parking and the offices are available for immediate occupation.

## Accommodation

The accommodation has been measured on a net internal basis (excluding toilets and corridors) and a breakdown has been provided on the availability schedule on the table below:

DESCRIPTION	WEEKLY RENT / ADDITIONAL INFO	SQ FT	SQ M
Office G9	£120 + VAT (All inclusive)	304.1	28.25
First Floor Office 8	£60 + VAT (All inclusive).	136	12.63
Office 13 First Floor	£60 + VAT (All inclusive).	144.4	13.41
Office 25 / 26 First Floor	£160 + VAT (3 Phase Electric)	667.4	62
Office 27 First Floor	£60 + VAT (Plus Electric)	138.7	12.89
Office 28 First Floor	£90 + VAT (Plus Electric)	324.7	30.1

## Terms

The offices are available at a variation of prices by way of a new lease for a term to be agreed

## Vat

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

## Business Rates

We expect the occupier of each office should benefit from 100% rates relief as part of the Governments Small Business Rates Relief Scheme.

It is however dependant on the tenant's circumstances and interested parties must contact Pendle Borough Council on 01282 661661 to confirm the full details prior to making any legal commitment.

## Outgoings

In addition to the monthly rent payment and any business rates liability the tenant is to be responsible for their own water rates, phone and broadband package.

## Services

The offices have the benefit of gas central heating, communal toilets and fully equipped kitchens.

## Service 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.

## Legal Costs

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

## Viewings

Please contact the agents:

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