

Phone: 01282 428486
E-mail: info@whiteacres-property.co.uk
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TO LET

- First floor self-contained office suite extending to 1,950 sq ft (182 sq m)
 - Suite comprising of three offices with kitchen, toilets and changing rooms
 - Located on the edge of Burnley Town Centre with use of private shared car parking
 - Open plan layout with good natural light and original beams
- The premises are well presented with fitted carpets, gas fired central heating, suspended ceilings, exposed beams and fluorescent lighting

AVAILABLE FROM THE 1ST OF SEPTEMBER



1st Floor Craven Buildings
Plumbe Street
Burnley
BB11 3AA

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LOCATION

The office suite is located on Plumbe Street on the edge of Burnley Town Centre close to Burnley Football Club.

The offices are within a 10 minute drive of junction 10 of the M65 motorway and located close to the new bus station and a substantial Tesco Supermarket.

The property is located in a mix residential and commercial location with other companies in the immediate vicinity including GRC Engineering, Cash & Carry Carpets, Process Instruments & Salon Services.

DESCRIPTION

A self-contained first floor office suite which has been occupied for a number of years by a transport company.

The suite comprises of three separate offices together with two changing rooms, two toilets and a shared staff kitchen.

The premises are well presented with fitted carpets, suspended ceilings, fluorescent lighting, feature beams, gas fired central heating and sealed unit double glazing.

Externally there is a communal car park providing some off-road parking and the offices are available from the 1st of September.

ACCOMMODATION

The accommodation has been measured on a gross internal basis and extends to the following approximate areas:

DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Main office	9.7m x 5.3m	553.3	51.4
Private office one	7.6m x 4.9m	400.4	37.2
Private office two	7.7m x 4.7m	389.6	36.2
Toilet, kitchen & changing rooms		613.5	57.0
GIA		1,956.8	181.8

TERMS

The office suite is available by way of a new lease for a term to be negotiated at a rent of £650 per calendar month.

VAT

The price quoted is exclusive of VAT which may be payable at the prevailing rate.

BUSINESS RATES

We have been verbally informed that the rateable value for the first floor accommodation is £2,900.

The prospective tenant may benefit from 100% discount with the Governments Small Business Rates Relief Initiative and must contact Burnley Borough Council on 01282 425011 to confirm further details.

SERVICES

We understand the property has the benefit of mains gas, water and electricity.

SERVICES RESPONSIBILITY

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

OUTGOINGS

In addition to the rent and any business rates liability the tenants are to be responsible for all services connected to the property including water rates, a contribution towards the overall buildings insurance and any service charges.

PLANNING

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

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING

For further information or to arrange a viewing please contact the sole letting agents;
Whiteacres Property Limited
Tel: 01282 428486
Email: info@whiteacres-property.co.uk
Web: www.whiteacres-property.co.uk

SUBJECT TO CONTRACT

Phone: 01282 428486
E-mail: info@whiteacres-property.co.uk
Website: www.whiteacres-property.co.uk



BUSINESS RATES BREAKDOWN

Nsl Limited, Plumbe Street, Burnley, Lancs, BB11 3AB

1 April 2017 - present

Your rateable value is £2,900.00



This is not the amount you will pay.

[Open all](#)

Valuation information

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How the valuation was calculated

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Parts of the property

Floor	Description	Area m ² /unit	Price per m ² /unit	Value
First	Store	206.2	£12.25	£2,526.00
First	Office	17.4	£17.15	£298.00
First	Internal storage	6.3	£12.25	£77.00
First	Staff toilets	3.5	£0.00	£0.00
Total		233.4		£2,901.00
Total value				£2,901.00