



PREMIUM SERVICED OFFICE SUITES

TO LET

Group First House
Shuttleworth Mead Business Park
Junction 8 M65
Padiham
BB12 7NG

850 sq.ft- 3,220 sq.ft

Property Information

- Modern premium serviced office suites.
- Close to Junction 8 of the M65.
- Excellent I.T facilities with high speed internet.

LOCATION

Situated on the popular Shuttleworth Mead Business Park just off the A678 within half a mile of Junction 8 of the M65 motorway. The M65 links with the M6 and M61 south of Preston. The Business Park is approximately three miles west of Burnley town centre. There are also bus stops a short walk away from the premises, which serve the local area.

DESCRIPTION

This state of the art £5.5 million office space, features premium serviced suites in Padiham. The business centre, based on Mead Way, over looks The Ribble Valley and is situated next to the River Calder, offering a tranquil lunch-time escape from work. The office space offers the latest high functionality technology, user friendly Siemens IP telephones and enhanced voicemail functionality. Ongoing system support is available also including high-speed internet and call-routing.

ACCOMMODATION

Suite 102	167.22 sq.m (1,800 sq.ft)
Suite 201	167.22 sq.m (1,800 sq.ft)
Suite 202	78.96 sq.m (850 sq.ft)
Suite 205B	111.48 sq.m (1200 sq.ft)

RENT

Suite 102	3 year lease - £2,257 pcm
	2 year lease - £2,282 pcm
	1 year lease - £2,312 pcm
	Monthly rolling - £2,367 pcm
Suite 201:	3 year lease - £2,257 pcm
	2 year lease - £2,282 pcm
	1 year lease - £2,312 pcm
	Monthly rolling - £2,367 pcm
Suite 202 :	3 year lease - £1,074 pcm
	2 year lease - £1,090 pcm
	1 year lease - £1,129 pcm
	Monthly rolling - £1,184 pcm

Suite 205B :

	3 year lease - £1,573 pcm
	2 year lease - £1,598 pcm
	1 year lease - £1,628 pcm
	Monthly rolling - £1,683 pcm

All prices quoted are inclusive of service charge, electricity and buildings insurance.

SERVICES

All main services are available.

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.

BUSINESS RATES

To be assessed.

TERMS

The property is available by way of a new lease for a term to be agreed.

LEGAL COSTS

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

VAT

The rent is subject to VAT at the prevailing rate.

VIEWING

Petty Chartered Surveyors
Imperial Chambers, Manchester Road
Burnley, BB11 1HH

Tel. 01282 456677
commercial@petty.co.uk
www.pettycommercial.co.uk

