

**INCENTIVES AVAILABLE**



## TO LET

### SUPERB OFFICE SUITES WITHIN AN ESTABLISHED BUSINESS CENTRE PENDLE BUSINESS CENTRE, COMMERCIAL ROAD, NELSON BB9 9BT

#### LOCATION

The premises are located on Commercial Road at the edge of Nelson town centre. The property is within walking distance of the town centre and all its amenities including the well connected bus and railway stations.

#### DESCRIPTION

A two storey multi-tenanted business centre situated within its own grounds with parking allocated on a pro-rata basis. Access is via a common reception area with access control, shared kitchen and WC facilities.

#### ACCOMMODATION

SUITE	SIZE	RENT P.A	SERVICE CHARGE & INSURANCE	COST P.W
106	527	£4743.00	£1581.00	£122.00

#### LEASE TERMS

The suites are available to lease on an internal repairing and insuring basis with service charge for maintenance, cleaning, heating and lighting of common areas and building insurance. The ingoing Tenant will be responsible for the usual occupier's costs to include Business and Water Rates, Electricity and Gas.

#### NOTE

Landlord may agree to a sale, price on application.

#### EPC

An Energy Performance Certificate is available upon request.

#### LEGAL COSTS

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

#### VAT

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

#### VIEWING

STRICTLY BY APPOINTMENT

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