



## Town Centre Offices

# TO LET

The Globe Centre  
St James Square  
Accrington  
Lancashire  
BB5 0RE

From 239 sq.ft to 2,744 sq.ft

### Property Information

- Immediate availability
- Flexible lease terms
- Prominent town centre landmark office building
- Substantial onsite parking available

## LOCATION

The property is situated on the edge of Accrington Town Centre within easy access to Junction 7 of the M65 motorway.

## DESCRIPTION

A major office development on the outskirts of Accrington Town Centre, which includes large reception entrance, ample onsite parking, in house restaurant and onsite meeting rooms.

Individual and large office suites are available for lease.

## ACCOMMODATION

Current availability is as follows:

Suite	Type	Sq.ft	Rent P/A	Service Charge per annum
8	Office	1657	£13,256.00	£4,225.35
7e	Office	242	£4,598.00	£0.00

## LEASE TERMS

The property is available by way of a new lease for a term to be agreed. The tenant occupies the property on an internal repairing basis only.

## BUSINESS RATES

Available upon request

## SERVICES

All main services are connected to the property.

## SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify that all appliances, services and systems are in working order and are of adequate capacity and suitable for their purpose.

## SERVICE CHARGE

A service charge is charged to the tenant at £1.72 per sq.ft. to cover the cost of the following:

- Manned reception area.
- Electric and heating of the common areas.
- Maintenance of the common areas.
- Water rates.
- Parking.
- Waste disposal.

## LEGAL COSTS

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

## EPC

An Energy performance certificate is available upon request.

## VAT

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

## VIEWING

Strictly by appointment.

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