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CALL CENTRE FACILITY – JUNCTION 8 M65

TO LET

Time Technology Business Park
Blackburn Road
Simonstone
BB12 7TY

28.2sq.m (250sq.ft) to 929sq.m (10,000sq.ft)

Property Information

- Exceptional data and broadband facilities from 10MB to 5GB.
- Extensive cabling and Internexus data circuit.
- Demountable partitioning and raised floors.
- Located just off Junction 8 of the M65 motorway.
- Substantial car park.
- 24 Hour security.
- Desks included.

LOCATION
Time Technology Park is located just off Junction 8 of the M65 which provides excellent motorway connections to the M6 and M61 and the M66 in to Manchester.
Locally there is a bus service on the main road adjacent (A59) and Padiham town centre with its local facilities is within one mile of the property.

DESCRIPTION
Occupied as a substantial call centre with 1,100 people capability, the property is now available in various suites with all services/infrastructure in place. The accommodation can been broken into small office/call centres and can accommodate most enquiries. In addition to the I.T facilities there are ample kitchen and break out areas, toilet facilities and cafeteria on site.
The site is manned 24/7 for security and there are up to 600 vehicle parking spaces on site and security access control throughout the office areas.
Features include ready and installed Avaya Lucent difinity switch, Index switch, Tpad switch, Tpad diallers, Tpad voice recorders, all cabling in place and Internexus Data circuit, Data and Broadband 3 x 1GB circuits into the site, 80 ISDN channels, Backup radio links.

TERMS
Our client is prepared to be flexible with regard to lease terms and will look for payments from weekly to quarterly in advance. New businesses will be considered.

RENT
On application.

AVAILABILITY
See schedule.

BUSINESS RATES
To be separately assessed. Subject to certain conditions no Business Rates should be payable by occupiers if the Rateable Value is less than £6,000.

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

SERVICE CHARGE
A Service Charge is levied on occupiers to cover buildings insurance, repairs and maintenance, security, landscaping, lift maintenance, cleaning, lighting etc.

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

EPC
An Energy Performance Certificate is available upon request.

GRANT ASSISTANCE
Grant Assistance may be available to incoming companies and enquiries should be made to No Limits (a Government organisation) on 0800 612 2029.

VAT
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VIEWING
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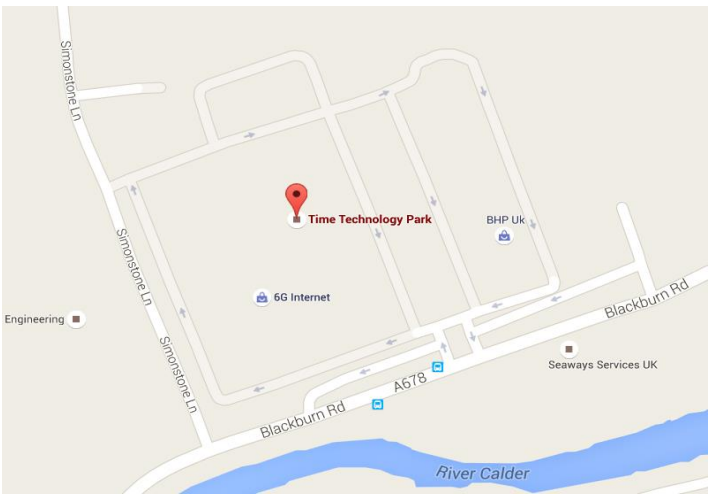

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Suite ID	Sq.ft	Description
		All call centre space is equipped with: Desks Data circuit/ broadband from 10MB to 5GB Telephone Switch, managed or hosted Call Wall boards
133	2,600	30/40 seats
134	2,600	30/40 seats, can have own entrance if required
110	3,000	30/50 seats
213	10,000	100/185 seats, can have own entrance if required
125	1070	Front facing, windows, AC
126,127,128	1572	Front facing, windows, AC
Small Office		**Managed or Unmanaged**
203	250	Front facing, window, AC
204	250	Front facing, window, AC
205	250	Front facing, window, AC
210	250	Front facing, window, AC
211	250	Front facing, window, AC
132	2,700	Call centre space
208	250	Front facing windows, AC
216	250	Front Facing Windows AC