

**OFFICE FOR RENT**

<p>Plumbe Street</p> <p>Burnley, Lancashire</p> <p>United Kingdom</p> <p><b>Monthly Rent</b></p> <p><b>£9,750</b></p>	<p>Size      <b>0 Sq M</b></p> <p>Year Built</p> <p>Office Class</p> <p>Listed by: Lianza Services Group</p>	<p>Date Listed      <b>01/10/2023</b></p> <p>Listing ID      <b>GL-1641861880</b></p>
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For more information, visit:

<https://www.globallistings.com/6606743>

## Overview

**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**Main office - 9.7m x 5.3m - 553.3 sq ft - 51.4 sq m Private office one - 7.6m x 4.9m - 400.4 sq ft - 37.2 sq m Private office two - 7.7m x 4.7m - 389.6 sq ft - 36.2 sq m Toilet, kitchen changing rooms - 613.5 sq ft - 57.0 sq m  
**Gia** - 1,956.8 sq ft - 181.8 sq m  
**Terms**The office suite is available by way of a new lease for a term to be negotiated at a rent of £9,750 per annum.VATThe 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 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  
**Subject to contract** For more details and to contact:

**Contact**

**Email**

**Phone**

