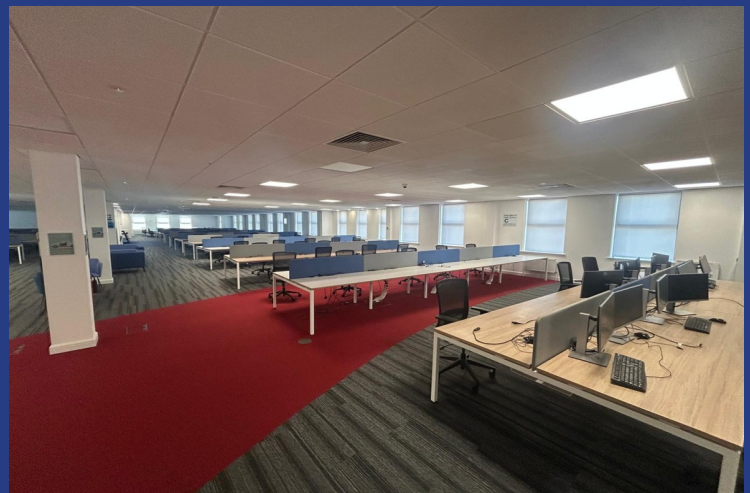


TO LET

Express House, Petre Road, Accrington
21,914 Sq Ft



EXPRESS HOUSE, CLAYTON BUSINESS PARK, PETRE ROAD, CLAYTON LE MOORS, ACCRINGTON, LANCASHIRE, BB5 5JB

- 21,914 sq. ft. modern open plan office
- Fully furnished including desk space for over 250 people
- Less than 1 mile from J7 of M65
- Rental from £12 psf.
- Available immediately



EXPRESS HOUSE, CLAYTON BUSINESS PARK, PETRE ROAD, CLAYTON LE MOORS, ACCRINGTON, LANCASHIRE, BB5 5JB

Location

Express House occupies a prominent position within Clayton Business Park, one of East Lancashire's established commercial and business locations. Situated on Petre Road, the property benefits from excellent connectivity to the regional motorway network, with Junction 7 of the M65 located approximately 1 mile away, providing direct access to Blackburn, Burnley, Preston and the wider North West region.

Accrington town centre is within easy reach and offers a range of retail, leisure and banking amenities, while Manchester city centre is approximately 25 miles to the south. The area is well served by public transport, with Accrington railway station providing regular services to Manchester, Preston and Leeds.

Description

Express House provides a fully refurbished, self-contained office environment finished to an exceptional specification. The available accommodation comprises the entire first floor, extending to approximately 21,914 sq ft, and offers modern open-plan workspace suitable for a wide range of occupiers.

The space was previously occupied by the landlord and is offered fully fitted and furnished, with the existing furniture included as part of the lease. The current layout provides desks and associated furniture for 250+ workstations, enabling immediate occupation with minimal additional expenditure.

The office has been completed to a high standard throughout and benefits from air conditioning, LED lighting, raised access floors, and an extensive range of meeting rooms and collaboration spaces. Please refer to the floor plans for the full layout and configuration.

Occupiers will also have access to a range of high-quality shared amenities on the ground floor, including a 10,000 sq ft breakout and welfare facility incorporating a staff canteen, shower facilities, prayer rooms, and a large meeting/conference room capable of accommodating up to 40 people. These meeting facilities are fully equipped with conferencing technology and are available for tenant use as part of the lease.

Externally, the property benefits from extensive on-site parking, with approximately 300 spaces available on a first-come, first-served basis.

Accommodation

We have measured the property on a NIA basis which extends to 21914 sq. ft. / 2,035 sq. m.

The break out facilities and meetings rooms are not included within this demise but are available for use by tenants.

Lease Terms

Available by way of a new effective FRI lease for a minimum period of 5 years.

Rating

The entire property is currently under one assessment so will need reassessing by the VOA on the completion a lease.

Based on the existing assessment, the first floor is has a rateable value of approximately £147,500, which would equate to business rates payable of around £70,800 per annum, subject to the VOA's reassessment.

Legal Costs

Each party responsible for their own legal costs involved in the transaction.

VAT

VAT is applicable to the figures quoted.

Services

All mains services are connected to the property.

Availability

Available immediately

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£263,000 Per Annum

Viewing

Strictly through agents
Taylor Weaver
(James Taylor)
01254 699030

james@taylorweaver.co.uk