

# PROPERTY PARTICULARS OFFICE

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
**01282 458007**  
[www.tdawson.co.uk](http://www.tdawson.co.uk)

**TO LET**



## GROUND FLOOR UNIT 8 VANTAGE COURT RIVERSIDE BUSINESS PARK BARROWFORD NELSON BB9 6BP

- Quality High Specification Office Building
- Junction 13, M65
- Fully Air Conditioned, Good Parking
- 91.8 sq.m. (988 sq.ft..)
- Ingoing Incentives Available (Subject to Negotiation)

## LOCATION

Situated within Vantage Court a modern office scheme at the entrance to Riverside Business Park. Vantage Court is situated close to Junction 13, M65 which provides direct access to the M6, M61 and surrounding motorway networks.

The village of Barrowford is within close proximity providing access to shops, banks and supermarkets.

## DESCRIPTION

End terraced modern office building of steel construction clad in stone to the external elevations beneath a pitched slate roof. Vantage Court is an attractive courtyard development.

The ground floor property provides mainly open plan accommodation with a partitioned meeting room to the rear. Ground floor w.c and kitchen facilities.

## ACCOMMODATION

Total Net Internal Floor Area	91.8 sq.m.	988 sq.ft.
-------------------------------	------------	------------

## EXTERNALLY

There is a large communal car park with specific spaces demised to each unit. Details on request.

## SERVICES

All mains services are available with the exception of gas. The offices are heated via air conditioning units.. It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.

## RATING

The property currently has a current rateable value of £9,800 we are verbally informed by the Local Authority.

## RENTAL

**£10.50 PER SQ.FT.**

The rental will be payable quarterly in advance and is quoted exclusive of VAT

## LEASE TERMS

The property is available by way of a full repairing and insuring lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

## VAT

VAT is applicable.

## INGOING INCENTIVES

Subject to tenant strength and terms agreed, ingoing incentives are available by negotiation.

## SERVICE CHARGE

A service charge is levied on all occupiers within the estate for management and maintenance of the common areas.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

## LEGAL COSTS

Each party to be responsible for their own costs incurred.

## VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

Trevor Dawson, Commercial Property Consultants, is a trading name of Trevor Dawson Ltd.  
A company registered in England and Wales. Registered office at Capricorn House. Registered number 09533426

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01282 458007**

[www.tdawson.co.uk](http://www.tdawson.co.uk)