



Northlight

Price List

2025



## Your Space To Work

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Northlight offers premium office space within a Grade II listed mill complex. Located just two minutes from the M65 motorway, with Manchester, Leeds, and Liverpool accessible within an hour, and an adjacent train station, our facility offers great connectivity.

Ample on-site parking and modern amenities provide the convenience and efficiency your business needs.





## Why Business First?

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At Business First, we provide more than just office space we offer fully serviced, high-spec workspaces designed to accommodate teams of any size. From hot desks and virtual offices to serviced and bespoke office solutions, choose the package that suits your business with the flexibility to upsize or switch locations as you grow.

Our tenants benefit from exclusive access to premium amenities, including boardrooms and business facilities across all our centres, allowing you to work wherever business takes you. With high-quality spaces tailored to reflect your brand, Business First offers the ultimate flexible, convenient, and professional package.



## Hot Desks & Co Working Space

A modern, flexible workspace designed for freelancers, entrepreneurs, start-ups and small businesses. Northlight's hot desks and co-working spaces offer the perfect space for those looking to escape the isolation of home working or the commitment of a private office. Our shared spaces provide a professional setting with all the amenities needed to work efficiently and no long-term commitments.

Located within Northlight Business Centre, hot desk users have access to high-quality facilities, including soundproof pods, fully equipped luxury kitchens, dining areas, comfortable seating, secure lockers and complimentary refreshments. Large windows flood the space with natural light, with views of Pendle Hill to create a refreshing backdrop to the working day.





## Business First Facilities



Free Parking



Reception



Wi Fi



Meeting Rooms



Virtual Offices



Flexible Terms



24 hour access



Lift Access



Internal Networking



CCTV



Waste Services



Co Working



## Black Sheep Coffee Shop



Arriving at Northlight in Summer 2025, Black Sheep Coffee is a well-established coffee brand with locations across the UK. Known for its high-quality coffee, the café will provide a convenient on-site option for tenants and visitors looking to grab a coffee, hold informal meetings, or take a break from the office.

Situated just off Northlight Boulevard, the location offers a scenic backdrop for enjoying coffee, whether indoors or in the planned outdoor seating area. With a range of food and drink options, Black Sheep Coffee will be a key part of the evolving Northlight community, offering tenants and visitors a city-style café experience in the heart of Pendle.



# Price List

Office style	Size Sq/Ft	Price per month	Estate charge	Free parking	Electricity Included
Office style 1	250 Sq/Ft	£457.50	YES	YES	YES
Office style 2	500 Sq/Ft	£915.00	YES	YES	YES
Office style 3	900 Sq/Ft	£1,800.00	YES	YES	YES
Hot Desk	N/A	£140.00	YES	YES	YES



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