

PROPERTY PARTICULARS OFFICES

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



FUTURES PARK BACUP OL13 0BB

- Grade A fully fitted offices.
- Excellent parking provision.
- Suites available from 323 sq. ft.

LOCATION

Situated fronting the A681 the main road between Rawtenstall and Bacup, adjacent to Stubblelee Park on the edge of Bacup Town Centre.

DESCRIPTION

A modern landmark building with quality fitted communal areas and free on-site car parking. The suites are situated on the first floor and have the following features:

- High speed internet
- Cat 2 lighting, suspended ceilings
- Access to communal kitchen
- Access to meeting room facilities
- Dedicated fob entrance
- Internal lift
- Free on-site car parking
- CCTV monitored.

ACCOMMODATION

Suite	Size	No. of People
103	323 sq. ft.	4
106	560 sq. ft.	7
107	355 sq. ft.	4
109	398 sq. ft.	5

Note: Suites 106 and 107 could be combined.



SERVICES

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.

BUSINESS RATES

Under the current government legislation Business Rates are unlikely to be payable. However the suites will be assessed for Business Rates upon occupation and a guide is available upon request.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Asset Rating C (68) The Energy Performance Certificate can be made available upon request.

LEASE

Available for a minimum period of twelve months.

RENTALS

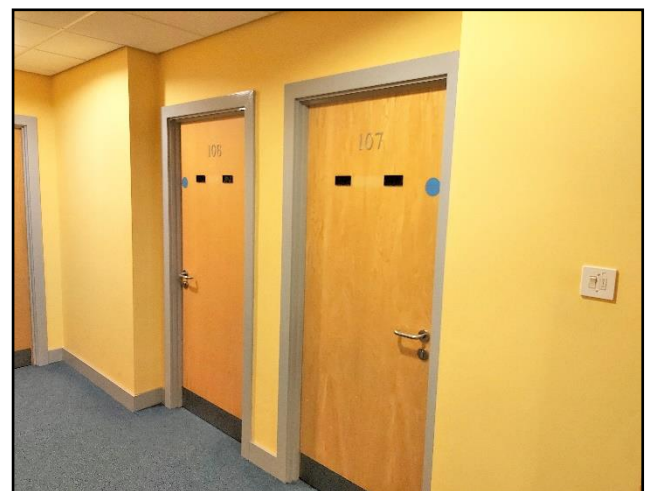
Rentals quoted are all inclusive with the exception of Business Rates.

Suite 103 £500 per calendar month.

Suite 106 £920 per calendar month.

Suite 107 £575 per calendar month.

Suite 109 £625 per calendar month.



VIEWING

BY APPOINTMENT WITH AGENTS TREVOR DAWSON OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF CEJ LMH 2205.11870
Email caroline@tdawson.co.uk



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