

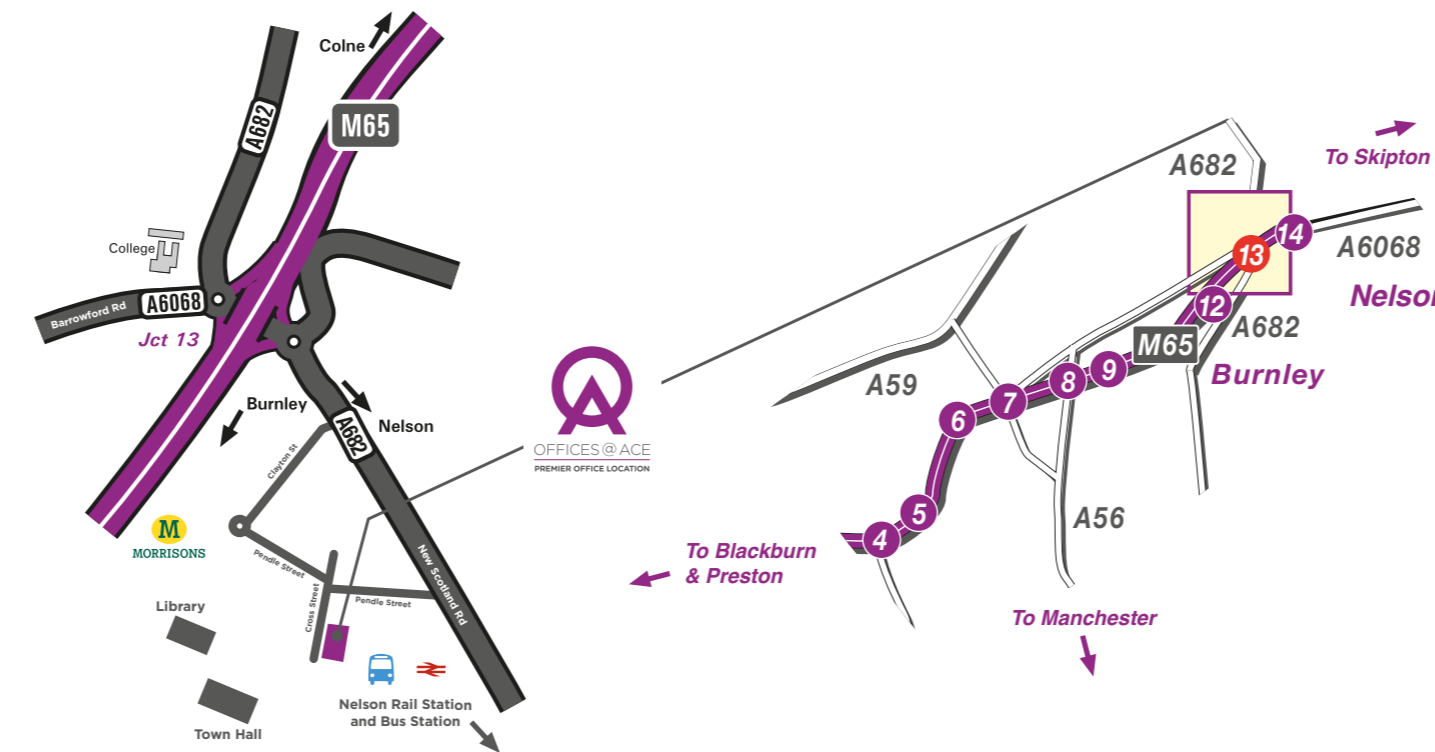
PENDLE'S PREMIER BUSINESS LOCATION, SERVICED OFFICE SPACE, 34 SUITES OVER 20,000 SQ FT



## OFFICES @ ACE THE ACE CENTRE, CROSS ST NELSON, BB9 7NN

### DIRECTIONS

From Junction 13 take the A682 (Scotland Road) following signs for Nelson Town Centre. At mini roundabout turn right onto Clayton Street. At the next roundabout take the 1st exit onto Pendle Street. Turn right at Every Street. Finally, turn left up to Cross Street where you will find the Ace Centre on the corner.



MISREPRESENTATION ACT: Barnfield Construction Ltd for themselves and for the vendors or lessors of this property whose agents they are, give notice that (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of an offer or contract. They are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves as to the correctness of each of them. (ii) no person in the employment of Barnfield Construction Ltd has any authority to make or give any representation or warranty in relation to this property. 04/11



OFFICES TO LET IN A PREMIER BUSINESS LOCATION



OFFICES@ACE  
PREMIER OFFICE LOCATION



THE ENTERPRISE SUITE AT THE ACE CENTRE NELSON, THE PRODUCT OF AN INNOVATIVE PARTNERSHIP BETWEEN PENDLE BOROUGH COUNCIL AND BARNFIELD CONSTRUCTION, OFFERS LOCAL BUSINESSES THE MOST MODERN, SPACIOUS AND AFFORDABLE OFFICE ACCOMMODATION AVAILABLE IN THE PENDLE REGION.



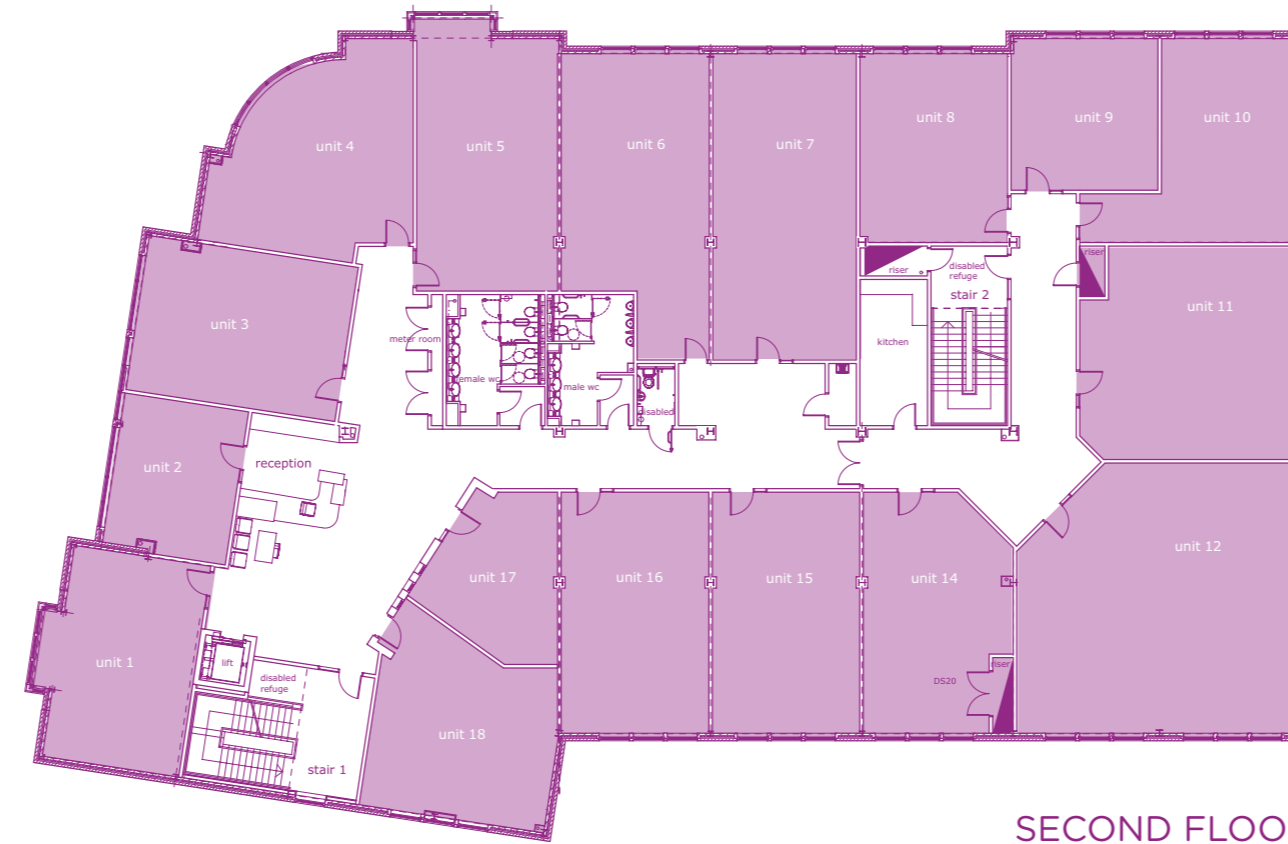
The ACE Centre is an Arts, Culture and Enterprise Centre. As one of Lancashire's leading venues it has a dynamic mix of community facilities, top class catering and exciting arts, dance, sculpture, film, music and theatre programmes. It also has a recording studio, conferencing suite, meeting rooms, performance area, dance and drama studio, wedding suite and space to exhibit artwork.



The office suites situated on the 2nd and 3rd floors, with both lift and stair access, are an ideal base for new and established businesses.

As part of the 'Ace Community' you will receive:

- Bistro loyalty card giving discount off the daytime menu
- Special rates on catering for corporate and business meetings



SECOND FLOOR



THIRD FLOOR

SERVICED OFFICE SPACE, FROM 310 SQ FT WITH 24/7 ACCESS AND EASY "IN AND OUT" TERMS.

### LOCATION

Located in the heart of Nelson, Lancashire close to the M65 with good rail and bus transportation networks to surrounding towns and villages. An abundance of free Town Centre car parking is readily available.

### RENT

A single fixed monthly payment covers:

- Rent
- Light and Heating
- Use of meeting room
- Service charge
- Buildings insurance

Also available

- Furniture packages

### BUSINESS RATES

Business rates will be payable by the ingoing tenant however many suites fall under the threshold to apply for small business rates relief. Further details can be found on [www.businesslink.gov.uk](http://www.businesslink.gov.uk)

### VAT

VAT to be charging at the prevailing rate.

### VIEWING

Viewing by appointment - Barnfield Construction on 01282 442300.

### ACCOMMODATION

SECOND FLOOR			THIRD FLOOR		
Suite	Area (m <sup>2</sup> )	Area (sq.ft)	Suite	Area (m <sup>2</sup> )	Area (sq.ft)
1	48.34	520	19	37.43	403
2	29.81	321	20	54.01	581
3	51.58	555	21	50.38	542
4	54.15	583	22	55.98	603
5	57.36	617	23	68.61	739
6	63.02	678	24	77.37	833
7	69.16	744	25	42.51	458
8	43.8	471	26	34.91	376
9	35.44	381	27	52.43	564
10	51.56	555	28	66.7	718
11	72.54	781	29	53.48	576
12	116.61	1255	30	76.98	829
14	51.36	553	31	55.92	602
15	55.77	600	32	55.91	602
16	55.88	601	33	135.74	1461
17	29	312	34	42.36	456
18	52.13	561	<b>TOTAL</b>	<b>960.72</b>	<b>10,343</b>
<b>TOTAL</b>	<b>937.51</b>	<b>10,088</b>			

