

# PROPERTY PARTICULARS OFFICE

**TREVOR  
DAWSON**

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

**TO LET**



## PRINNY MILL BUSINESS CENTRE 68 BLACKBURN ROAD HASLINGDEN BB4 5HL

- Modern furnished offices with parking
- Close to M66 and A56 link to M65
- Rentals inclusive of heating, electric, telephone, kitchen and reception services
- Lift access

## LOCATION

Prinny Mill Works is located on the A680 Blackburn Road to the north of Haslingden Town Centre. The dual carriageway (A56) leading to the M66 is approximately five minutes' travelling distance and ten minutes' travelling to the M65.

## DESCRIPTION

A three-storey refurbished mill of stone and brick construction developed to create office and workspace with a number of suites incorporating exposed wooden trusses.

## ACCOMMODATION AND RENTALS

### Ground floor

2 person office	£85 per week
4 person office	£120 per week

### First floor – Block A

256 sq. ft. double office	£140 per week
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### Second floor

175 sq. ft. office	£120 per week
185 sq. ft. office	£120 per week
200 sq. ft. office	£130 per week

## SERVICE CHARGE

A service charge of £400 per annum per office is charged.

## SERVICES

The cost of electricity, heating, telephone, kitchen and reception services are included within the rentals quoted.

## EXTERNALLY

Car park to the rear.

## RATING

Under the Small Business Rates Relief Scheme occupiers will benefit from 100% discount on rates payable. Contact the Rossendale Rates Authority 0845 900 00500 to confirm eligibility.

## VAT

VAT is not charged upon the rental but will be charged on the service charge at the current prevailing rate.

## LEGAL COSTS

The landlord does not charge for the in-house standard agreement.



## VIEWING

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

REF SRJ LMH

Email [stephen@tdawson.co.uk](mailto:stephen@tdawson.co.uk)

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