

TO LET

Lamb & Swift
Commercial Property

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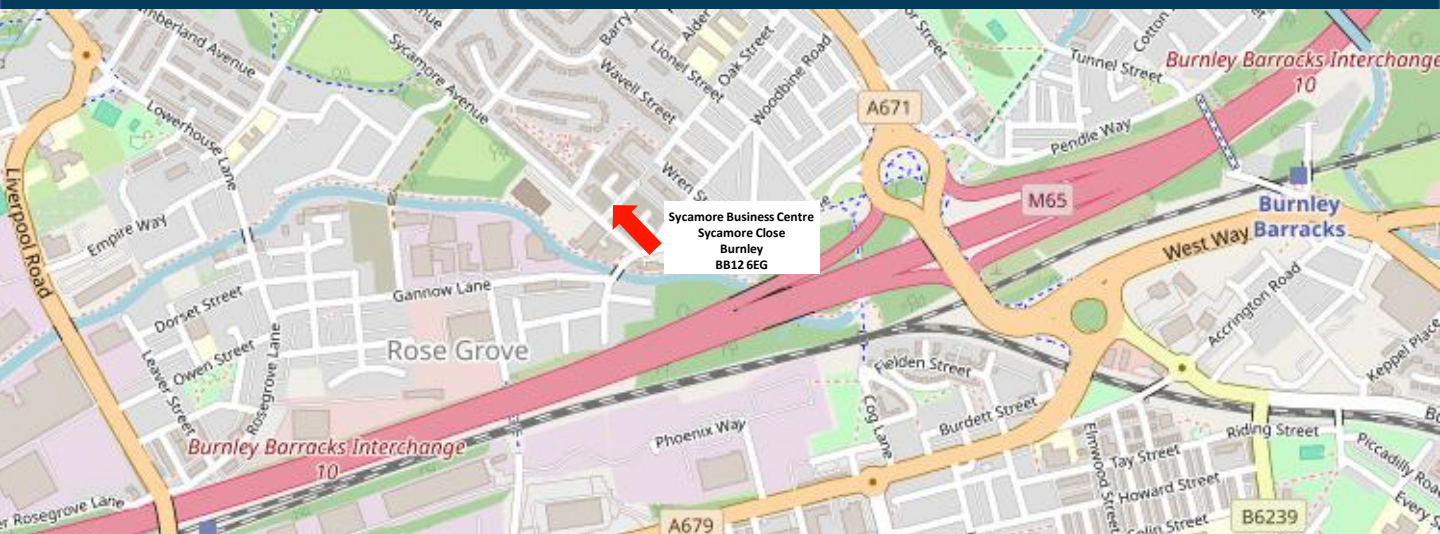
MODERN AND WELL LOCATED DETACHED
OFFICE BUILDING WITH ON SITE CAR PARKING
329.1 SQ M (3,542 SQ FT)



**SYCAMORE BUSINESS CENTRE
SYCAMORE CLOSE
BURNLEY
BB12 6EG**

**£29,500
PER ANNUM**

- Mixture of cellular and open plan offices
- Excellent location close to Junction 10 of the M65 Motorway
- 10 on site car parking spaces
- Modern construction and well-maintained landscaped grounds
- Flexible accommodation
- Shower room and 2 kitchens installed and alarmed



Sycamore Business Centre
Sycamore Close
Burnley
BB12 6EG

LOCATION

The property fronts Sycamore Avenue but is accessible off Sycamore Lane in Burnley within a mixed residential and commercial area.

It lies 1 mile west of Junction 10 of the M65 Motorway and 2 miles northwest of Burnley Town Centre.

See attached plan.

DESCRIPTION

A detached modern office building set over 2 floors and a car park at the rear for 10 vehicles.

The building is constructed of stone elevations set beneath a concrete tiled roof and PVC double glazed windows. Internally there are plastered walls and ceilings.

The configuration is mainly cellular at ground floor with a reception area and 4 offices. At first floor there is a large open plan one to the front 4 offices and extra kitchen and WCs.

Externally there are 10 parking spaces on a tarmac surface.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT
Ground Floor	166.7	1,794
First Floor	162.4	1,748
TOTAL	329.1	3,542

LEASE TERMS & RENTAL

The building is offered by way of a new 5-year full repairing and insuring lease and a rental of £29,500 per annum plus VAT.

SERVICES

Mains services connected to the property include water, gas, electricity supply and mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

VAT

VAT may be applicable and if so, will be charged at the prevailing rate.

BUSINESS RATES

Our enquiries at the Valuation Office Agency website have revealed that the subject property has a rateable value of £17,250 from 1st April 2026.

Tenants are to make enquiries with the Local Authority to confirm the Rates Payable, as the payable figure can vary subject to business use, and tenants' eligibility for rate relief.

EPC

An EPC has been commissioned and has a rating of C (61)

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

ANTI MONEY LAUNDERING

Under the Criminal Finances Act 2017 and HMRC and RICS regulations, Lamb & Swift Commercial Property Agents are obliged to undertake AML due diligence for both our clients and purchasers/tenants involved in any transaction. We will therefore be required to obtain personal, detailed financial and corporate information before any transaction can conclude.

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

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Contact: Nick Swift

Email: nswift@lambandswift.com

Contact: Kieran Sutton

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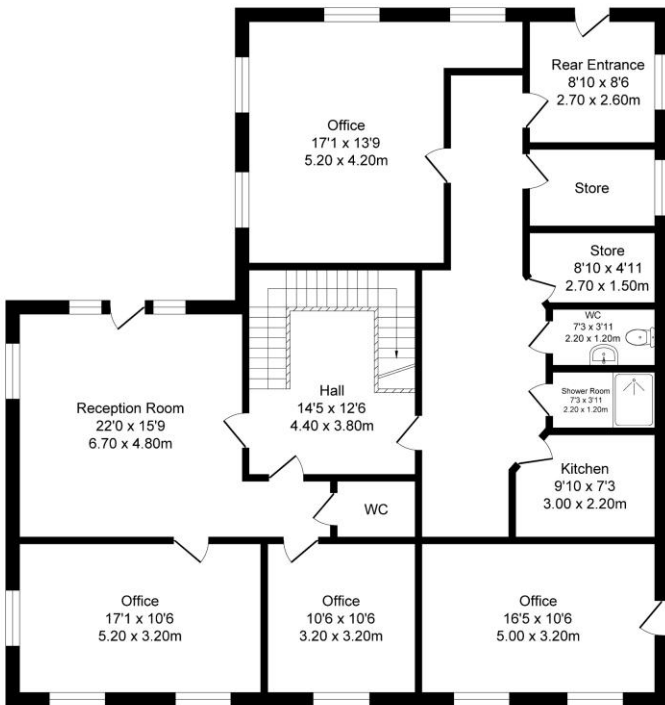


SITE PLAN

Sycamore Business Centre, Burnley

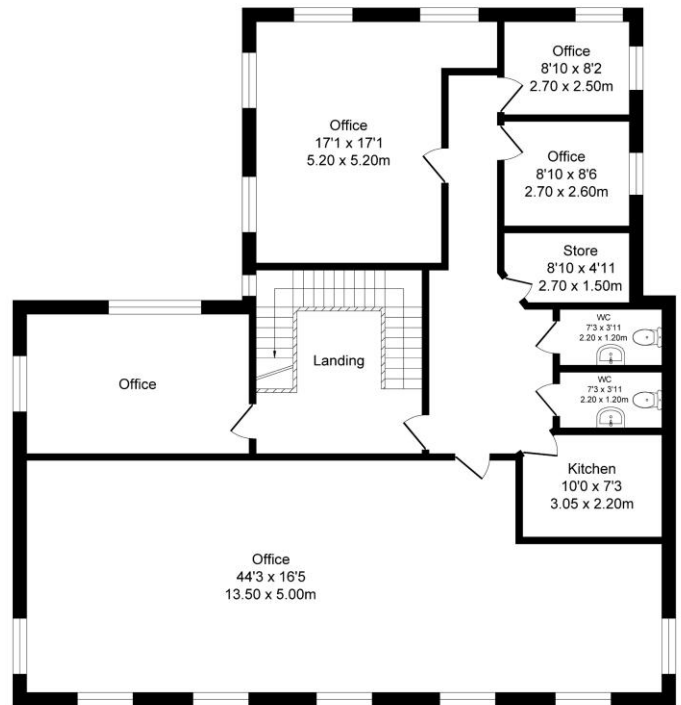
Total Approx. Floor Area 3542 Sq.ft. (329.1 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



Ground Floor

Approx. Floor Area 1794 Sq.Ft (166.7 Sq.M.)



First Floor

Approx. Floor Area 1748 Sq.Ft (162.4 Sq.M.)



