



## Second Floor – New Hall Hey Business Centre, Rossendale, BB4 6HR

Self-Contained Office Building available adjacent to New Hall Hey Retail Park and 5 mins walk from Rawtenstall Town Centre.

Tenure	To Let
Available Size	175 to 325 sq ft / 16.26 to 30.19 sq m
Rent	£475 per month
Business Rates	Upon Enquiry
EPC Rating	C (60)

### Key Points

- > Located off A56 bypass
- > On-site parking
- > Modern Kitchen/Break out areas
- > Flexible terms
- > Recently refurbished

## Description

The property comprises a functional three storey building which has been fully refurbished to a high standard. Lift access is available to all floors from the building's reception area, with independent kitchen and WC facilities to each suite.

The suites provide a mix of private offices/meeting rooms and open plan areas, offering highly flexible work space. Each suite benefits from suspended ceilings recessed cat 2 lighting and dado trunking.

\*All-inclusive packages now exclude utilities.

## Location

Situated on New Hall Hey Road, New Hall Hey Business Park is ideally located for access to the motorway networks linking Rossendale, Manchester, Burnley and Blackburn. It is also new to New Hall Hey Retail park and close to the local amenities provided within Rawtenstall town centre.

## Accommodation

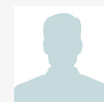
Description	sq ft	Rent	Service Charge
Suite 7	325	£475 per month	£52 /month

## Rates

Payable by the tenant, rateable values can be found on the VOA website.



## Viewing & Further Information



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