



## Building 5 New Hall Hey, New Hall Hey Road, Rossendale, BB46HL

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	106 to 600 sq ft / 9.85 to 55.74 sq m
Rent	£175.00 - £665.00 per month
EPC Rating	Upon enquiry

### Key Points

- > 24/7 Access

## Description

The building comprises three storeys which have been refurbished to allow a small business centre. Each floor has a communal WC and kitchen facility.

## Location

Situated on New Hall Hey Road, the building is ideally located with 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.

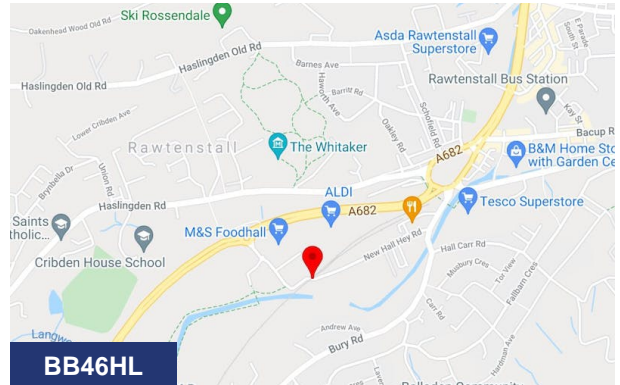
## Accommodation

\* All utility costs will be paid by the landlord and then recharged to the tenant at an additional £2 per sq. ft.

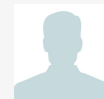
Description	Size	Rent	Service charge
Suite F1	-	£175 /month	£18 /month
Suite S1	-	£250 /month	£38 /month
Suite S3	-	£524 /month	£80 /month

## Rates

Payable by the tenant, some suites may be subject to business rates relief and rateable values can be found on the VOA website.



## Viewing & Further Information



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