CARTER TOWLER

0113 245 1447
www.cartertowler.co.uk

# TO LET

# FLEXIBLE OFFICE SPACE

## 1,199 - 2,536 Sq Ft (111.39 - 235.59 Sq M)

◆ Superb town centre location ◆ Available as a whole or part ◆ On site parking available ◆ Flexible terms ◆ Fantastic Incentives available

16, Keirby Walk
Burnley, BB11 2DE

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## LOCATION

The property is prominently located fronting Keirby Walk in the heart of Burnley Town Centre. Keirby Walk leads to St James Street and all the local amenities which Burnley Town Centre has to offer.

## DESCRIPTION

The available accommodation comprises a suite of first floor offices set within a two storey brick built building. The available accommodation is accessed via a ground floor entrance fronting Keirby Walk and comprises a mixture of open plan and cellular office accommodation. The accommodation can be let as a whole or as two separate suites. Outside to the rear of the property there is dedicated car parking which is available by way of separate arrangement.

## ACCOMMODATION

The property has the following net internal floor areas:-

Suite 1 - 1,199 Sq ft
Suite 2 - 1,337 Sq ft
Total 2,536 Sq ft

## RATES

Office and Premises

| | |
|---|---|
| Rateable Value: | £15,250 |
| Rates Payable (2019/2020): | £7,335.25 |

## TERMS

The property is available by way of a new effectively full repairing and insuring lease on terms to be agreed.

Flexible terms and generous incentives are available. For further information please contact the joint letting agents.

## EPC

The property has an Energy Performance Asset Rating of G229. A full copy of the certificate is available upon request.

## PLANNING

These units benefit from B1 planning consent.

For viewing arrangements or to obtain further information please contact:

**Pete Bradbury**
petebradbury@cartertowler.co.uk

**Max Vause**
maxvause@cartertowler.co.uk

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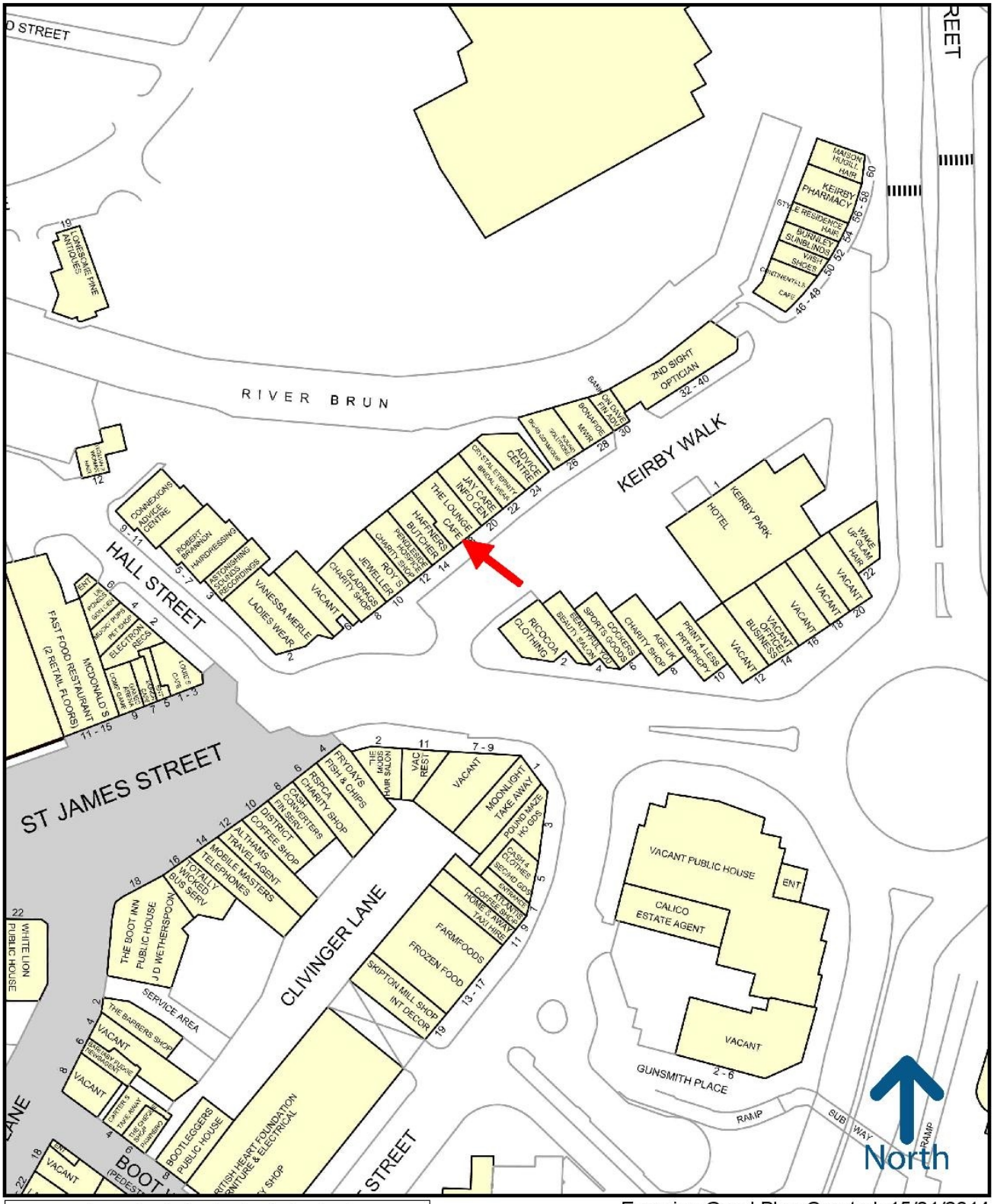
Burnley




50 metres

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