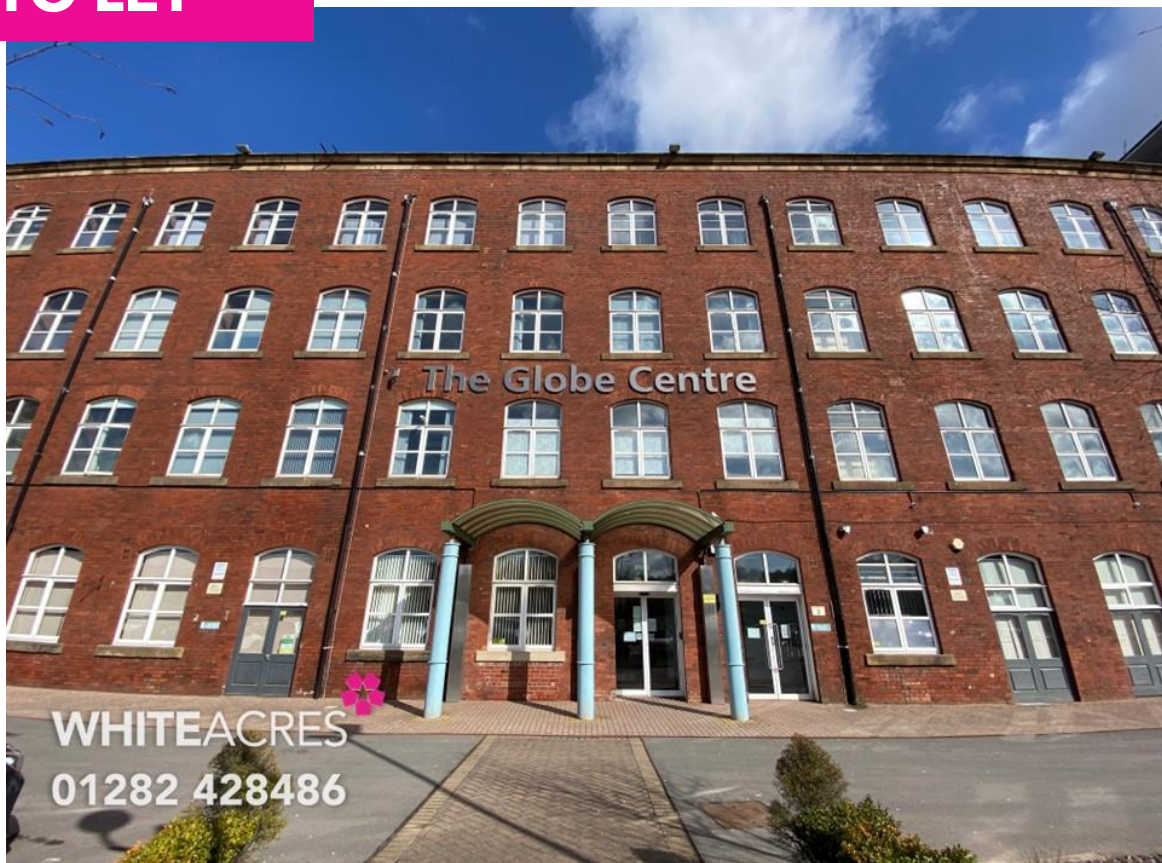








TO LET



Substantial office facility with competitive rents

The Globe Centre, St. James Square, The Globe Centre, Accrington, BB5 0RE

-  Great location being within a few minutes' walk of Accrington's Train Station, Bus Station and a substantial Tesco Supermarket
-  Range of office sizes to suit various businesses
-  Substantial office facility with large onsite car park
-  Lift to all floors and on-site catering
-  Serviced facility with meeting rooms and superb manned reception
-  Very competitive rental terms available

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The Globe Centre is situated on the edge of Accrington town centre in the borough of Hyndburn.

The centre is located close to Accrington's main railway station, the town centre and a substantial Tesco's supermarket.

Junction 7 of the M65 is less than 2 miles from the property.

Description

A well-established fully serviced office facility on the periphery of Accrington town centre.

The Globe Centre is one of the most established office centres in the Northwest of England and is home to tenants such as Accrington & Rossendale College, BT, Regenerate Pennine Lancashire and Hyndburn Enterprise Trust.

The centre has a range of office sizes to suit various businesses.

We understand the smaller offices are available at all inclusive rents to assist small businesses with a single monthly payment.

The Globe Centre has a superb modern reception with meeting rooms available for use by tenants. Modern WC facilities, a lift to all floors and staff to assist with tenants needs.

Accommodation

The accommodation has been measured on a net internal basis (excluding toilets and corridors) and a breakdown has been provided on the availability schedule on the table below.

Office Suite	Product Type	Square Footage	Rental per annum	Service Charge per annum
8	Office	1,657	£14,913	£5,766.36
16	Office	1,310	£11,790	£4,558.80

Vat

We have been informed that the rents quoted are subject to VAT at the prevailing rate.

Business Rates

Each suite has a separate assessment for business rates.

A prospective tenant is likely to benefit from a discount via the Governments Small Business Rates Relief Initiative and must contact Hyndburn Borough Council on 01254 388111 to confirm further details.

Outgoings

In addition to the rent and any business rates liability the tenants are to be responsible for a contribution towards the buildings insurance, the service charge and all services connected to the property.

Services

We understand that the offices have the benefit of all mains services.

Service Responsibility

It is the prospective tenant's responsibility to verify that all services/appliances are in working order and are of suitable purpose being adequate for their needs.

Legal Costs

Each party is to be responsible for their own legal costs incurred in this transaction.

Viewings

Please contact the agents:

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