



# Farrow & Farrow

ESTATE & LETTING AGENTS



- Radiant Works, Burnley Road, Rawtenstall, Rossendale
- First Floor Office Premises
- Suitable For A Variety Of Occupiers
- Well Presented Throughout
- Attractive Communal Areas & Entrance
- Rent Includes Water With Fair Usage
- VIEWING HIGHLY RECOMMENDED
- Contact Us To View - By Appointment Only

Unit 2, Radiant Works, Burnley Road, Rawtenstall, BB4 8EW

**£650**

Unit 2, Radiant Works, Burnley Road, Rawtenstall, BB4 8EW

FIRST FLOOR OFFICE PREMISES CLOSE TO RAWTENSTALL CENTRE - Great Quality Spaces, Well Presented Throughout, 3 x Rooms, Kitchen, WC, Rent Includes Water (Subject To Fair Usage) - AVAILABLE NOW - Contact Us To View



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Unless stated otherwise, these details may be in a draft format subject to approval by the property's vendors. Your attention is drawn to the fact that we have been unable to confirm whether certain items included with this property are in full working order. Any prospective purchaser must satisfy themselves as to the condition of any particular item and no employee of Farrow & Farrow has the authority to make any guarantees in any regard. The dimensions stated have been measured electronically and as such may have a margin of error, nor should they be relied upon for the purchase or placement of furnishings, floor coverings etc. Details provided within these property particulars are subject to potential errors, but have been approved by the vendor(s) and in any event, errors and omissions are excepted. These property details do not in any way, constitute any part of an offer or contract, nor should they be relied upon solely or as a statement of fact. In the event of any structural changes or developments to the property, any prospective purchaser should satisfy themselves that all appropriate approvals from Planning, Building Control etc, have been obtained and complied with.

Radiant Works, Burnley Road, Rawtenstall, Rossendale is first floor office unit, including one main office / reception area and two further rooms, a kitchen, store and WC.

With an attractive entrance, the property would potentially be suitable for a variety of occupiers, subject to no clashes with existing businesses in the building which the Landlord would not consider.

The rent figure for the property includes water too, subject to fair usage. Currently Business Rate Exempt. Parking for 1 Car.

First Floor Landing

WC

Reception Area / Main Office 18'0" x 17'0"

Kitchen Area 5'3" x 6'10"

Room 1 12'4" x 11'4"

Store Room

Room 2 7'3" x 16'11"

Parking for 1

Agents Notes

Disclaimer

