

TO LET

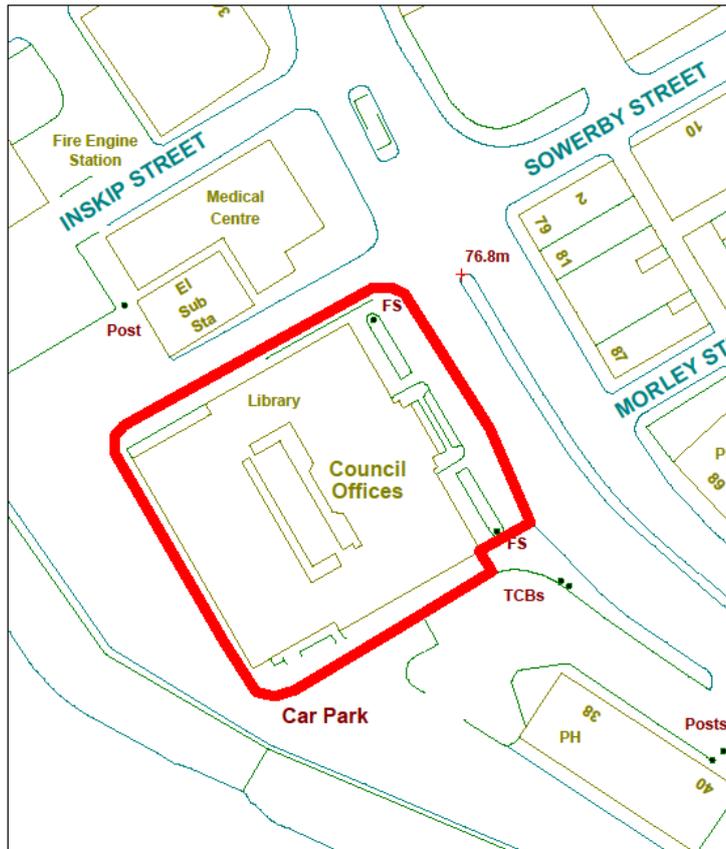
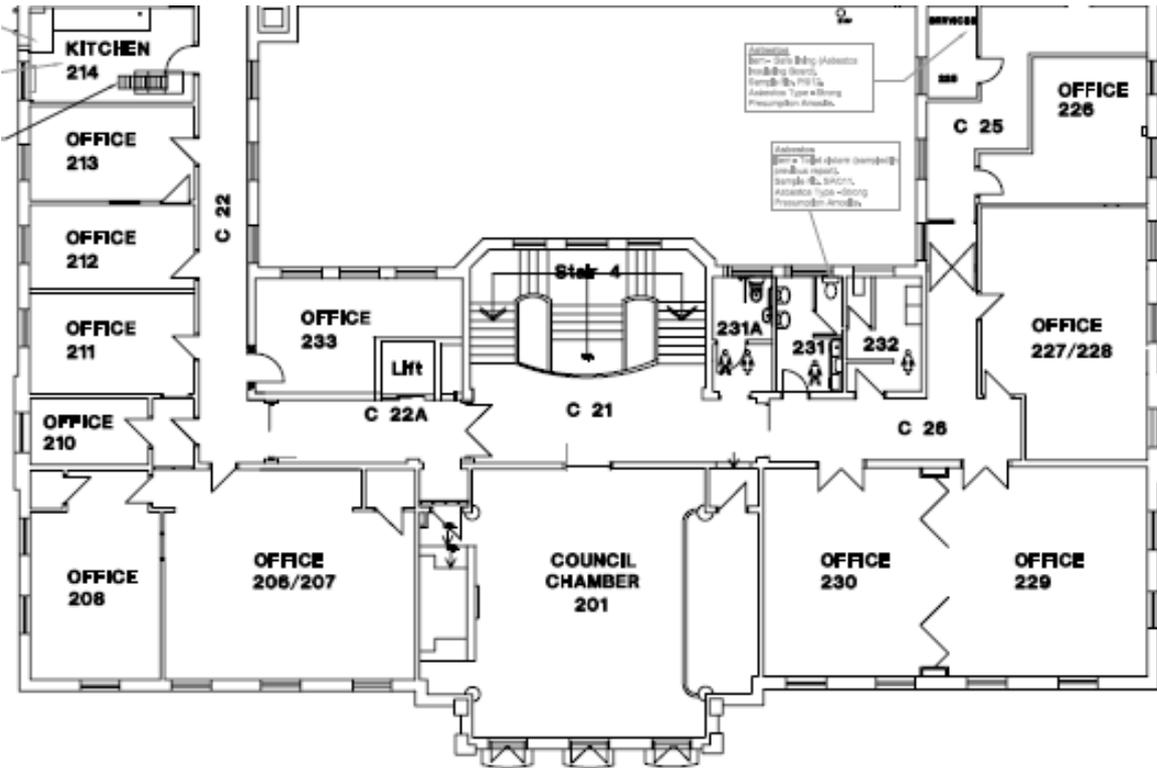
First floor office suites, Padiham Town Hall



Office accommodation
Town centre location
Art Deco
Grade II listed building

Offers invited

TO LET



N.T.S

For reference purposes only. No further copies may be made.

Padiham Town Hall is a prominent landmark building, forming an important part of the local townscape. This Art Deco Grade II listed building is conveniently located on Burnley Road, Padiham’s main high street. The building was constructed in 1938 and has an impressive entrance hall and staircase leading to the first floor and Council Chamber. The building has been extensively renovated as a business and community centre. The ground floor is currently occupied by a number of tenants, including Lancashire County Council’s Library Service and Padiham Town Council.

ACCOMMODATION

Following the re-opening of the Town Hall after the Boxing Day flood in 2015, there are a number of first floor offices available to let at a competitive rental of £7/sq ft plus service charge.

Suite 1 (can be let as a suite or individual offices)

Offices 229-230: This large office with mahogany dividing doors extends to 80.4 sq m (865 sq ft)

Office 227-228: 39 sq m (420 sq ft)

Office 226: 19.5 sq m (210 sq ft)

Suite 2 (can be let as a suite or individual offices)

Office 206/207, leading to Office 208: 77.5 sq m (833 sq ft)

Office 210: 10.5 sq m (113 sq ft)

Office 211: 16.44 sq m (177 sq ft)

Office 212: 14.01 sq m (151 sq ft)

Office 213: 15.6 sq m (161 sq ft)

Office 233: 19.9 sq m (214 sq ft)



LEASE TERMS

Flexible lease packages are available to suit tenant’s individual requirements. Typically, tenants at the property take leases of 2-5 years; however, longer or shorter lease terms are available on request. Break clauses for the benefit of tenants are also an option. A rent free period is available at the start of the lease term, subject to negotiation.

OPENING HOURS

Tenants have access to their offices at all times, without restriction, including evenings, weekends, and Bank Holidays

FACILITIES

Communications	Tenants to install own telephone line and IT/broadband to meet their specific requirements
Cleaning	Offices are cleaned on a daily basis as part of the service (Monday to Friday)
Shared areas	WCs and modern kitchen facilities are conveniently located on each floor
Access	Stepped entrance to front of building. Access for visitors and tenants with restricted mobility is provided via a ramped side entrance. Lift to first floor
Security	Security to the building is maintained via an audio link access control system and each tenant has a handset within their offices to enable them to effectively control access to the building
Conference / meeting room	The Council Chamber is available for tenants to book free of charge, within the terms of their lease. It is also available for use by other organisations or members of the public at a small charge. The room can be used for meetings or conference room purposes. The Council Chamber is located on the first floor; a

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	lift and an adapted WC are available for tenants and visitors with restricted mobility, to enable full use of meeting room facilities
Car Parking	There is a public car park adjacent to Padiham Town Hall which is available for tenants' and visitors' use. All public car parks in Padiham are currently free of charge
Property Management	There is no reception at Padiham Town Hall and this enables service charge costs to be kept low for the benefit of tenants. In terms of continuous support, Liberata Property Services are available for tenants to contact at any time during normal working hours. The Council's caretaker is available on call, in case of emergency or out of hours, at all times and is at the site when required Monday – Friday
Postage	Secure post boxes are available for tenant's use at the main entrance
Waiting area	Visitors can make use of the seating area in the entrance foyer of the building

BUILDING MAINTENANCE / INSURANCE

Burnley Council has a programme of planned maintenance in place to ensure that the fabric of the building and its landscaped areas are effectively maintained. The Council also ensures that the building is comprehensively insured and that all statutory requirements in respect of the effective running of the building are met. Tenants simply need to take out any contents insurance that they require and to maintain and decorate the interior of the offices for the duration of their lease term. Tenants are responsible for undertaking their own fire risk assessments and implementing their own fire evacuation policy specific to the own use and occupation.

SERVICE CHARGE

The running costs of the building are recharged to the tenants by way of a service charge, based upon floor space occupied and actual costs incurred.

DEPOSIT

The Lessee may be required to pay a deposit equating to 3 month rent prior to taking up occupation of the premises, depending on suitable references.

BUSINESS RATES

Your business may qualify for Small Business Relief from Business Rates. To find out whether you would be entitled to a reduction in rates liability for these offices, please contact the Council's Business Rates Team on (01282) 425011 or email localtaxation@burnley.gov.uk for advice.

COSTS

New tenants are usually required to pay a one off fee in order to meet the costs of agreeing terms and formalising the lease agreement.

DEC

Rated B

REFERENCES

New tenants are requested to supply a satisfactory banker's reference and two trade references, subject to negotiation.

VIEWING

For an appointment to view or for further information, please contact 0114 399 9073 or jennifer.rawsthorne@liberata.com

Please note that Burnley Borough Council is under no obligation to accept the highest or indeed any offer.

OFFER FORM

Please return to: **Liberata Property Services, Town Hall, Manchester Road, Burnley BB11 9SA**

In respect of the property known as:-

Office number(s)

Padiham Town Hall

I am willing to offer the rent of £.....per annum plus VAT exclusive of business rates and other outgoings.

Lease term required in years.....

Intended use.....

I understand that if my offer is accepted it will be subject to approval and that if accepted it will be subject to satisfactory references being provided. The Council is not bound to accept the highest or indeed any offer.

Signature

Name of Offeror

Address

.....

Email address **Telephone**.....

Name of Solicitor

Address

.....

I saw the property advertised:

Internet/Newspaper/Council building/Agent's board/other (please circle)

I acknowledge that Liberata UK Ltd and Burnley Borough Council will hold my personal information for the purposes of this matter only.

If you wish to be added to the mailing list please tick the box below

I would like my personal details adding to the mailing list held by Liberata UK Ltd on behalf of Burnley Borough Council

Office use only

DATE OF OFFER: _____