To Let (May Sell)



Offices from 775 Sqft

Junction 9 M65





Kestrelcourt

Bridgewater Close, Network 65 Burnley BB11 5NA

- **Highly flexible terms & competitive rents**

www.kestrelcourt.net



Description

Kestrel Court is strategically positioned at the entrance to Network 65 and enjoys excellent motorway access together with beautiful rural views.

The scheme comprises a mix of high quality office and industrial units.

The offices range from 775 sq ft to 2,350 sq ft.





tablished

MODERN, FULLY FITTED OFFICES OVER TWO FLOORS WITHIN AN ESTABLISHED BUSINESS PARK







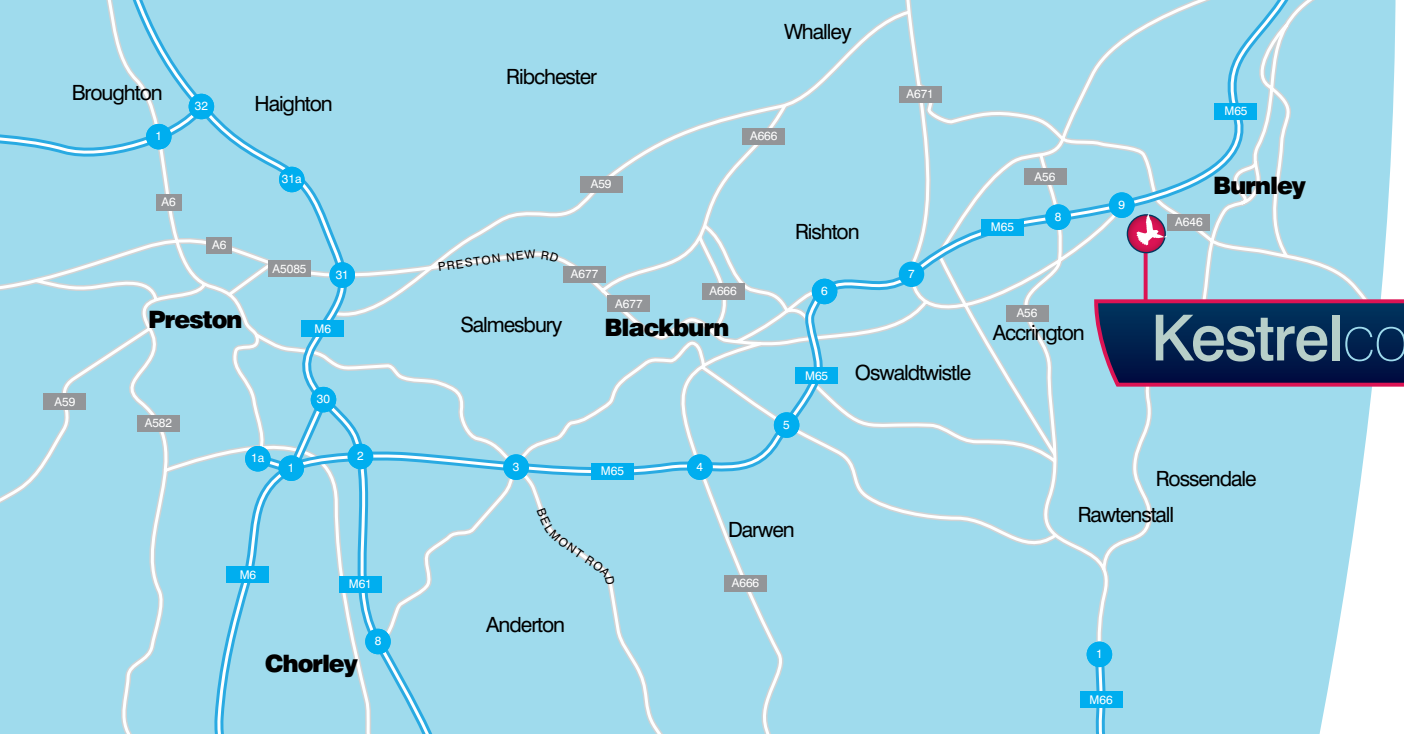
Specification

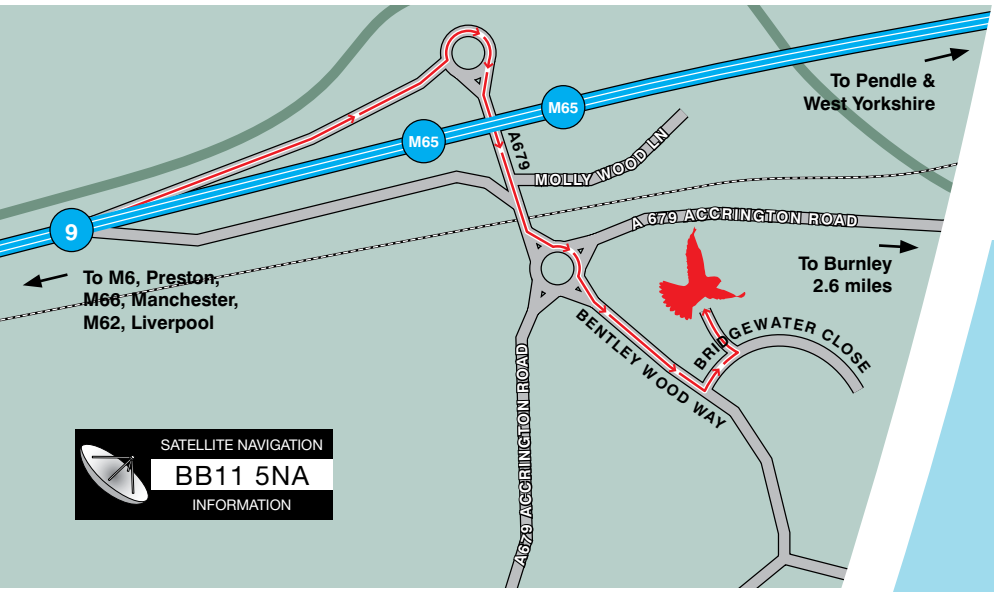
The following is an example of typical specification:

- Brick elevations with feature glazing
- CAT3 lighting
- DDA compliant
- High quality architecturally designed
- Quality oak finishes
- Excellent broadband
- Easily accessible with ample on site car parking

Accommodation

1	Ground floor	927 sq.ft	**4**	Ground floor	1,129 sq.ft	**7**	Ground floor	784 sq.ft
	First floor	923 sq.ft		First floor	1,127 sq.ft		First floor	785 sq.ft
	Total	**1,850 sq.ft**		**Total**	**2,256 sq.ft**		**Total**	**1,569 sq.ft**
2	Ground floor	1,033 sq.ft	**5**	Ground floor	1,058 sq.ft	**8**	Ground floor	780 sq.ft
	First floor	1,027 sq.ft		First floor	1,053 sq.ft		First floor	792 sq.ft
	Total	**2,060 sq.ft**		**Total**	**2,111 sq.ft**		**Total**	**1,572 sq.ft**
3	Ground floor	1,175 sq.ft	**6**	Ground floor	781 sq.ft	**9**	Ground floor	775 sq.ft
	Let to Handelsbanken			First floor	825 sq.ft		First floor	819 sq.ft
	Total	**2,352 sq.ft**		**Total**	**1,606 sq.ft**		**Total**	**1,594 sq.ft**







Location

The property is strategically positioned in relation to the following locations:

J9, M65 motorway	0.1 miles
Burnley	2.6 Miles
Blackburn	8.6 Miles
M6 Motorway	15.0 miles
Skipton	21.0 Miles
Preston	22.8 Miles
Manchester	25.0 Miles
Leeds / Bradford Airport	38.0 Miles
Manchester Airport	38.7 Miles



Terms

The units are available on flexible terms and for purchase by way of a long leasehold. A service charge will be levied for the management of the estate. Tenants responsible for normal outgoings.

Legal Costs & VAT

All parties to bear their own legal cost incurred in the transaction. All rents and purchase prices will attract VAT.

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