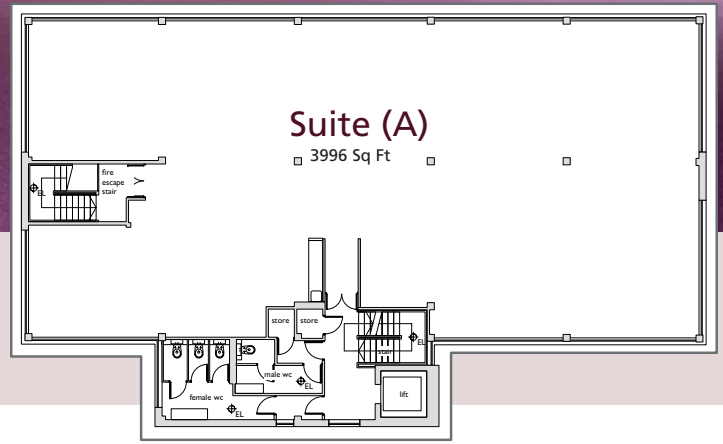




# Fourth Floor

St James House is suited to a range of potential tenants. If you're looking to lease high quality office accommodation that sets an excellent impression for your company, St James House is perfect for you.



### Location

Burnley town centre has a great communication network being just 5 minutes drive from the M65 J10 and St James House is also just a few minutes walk from Burnley railway station.

Bus links are excellent with regular direct services to destinations such as Manchester, Preston, Blackburn and Colne. There is also adequate parking spaces locally with charges being a fraction of that you might expect in Preston and Manchester.

### Description

St James House, Burnley offers potential tenants the opportunity to benefit from a newly refurbished building that has been designed to meet modern standards in terms of architectural design and functionality. The four floors of office space have been totally remodelled to provide flexible, comfortable accommodation that will add prestige to your corporate image. There are few buildings that can compete on design and cost within the local marketplace. Office space throughout the North West has risen in cost recently yet St James House still offers fantastic value. The building offers excellent security, a manned reception and 24 hour access for tenants. Visitors will appreciate the contemporary reception area that creates an excellent impression along with the new kitchen and WC's on each floor.

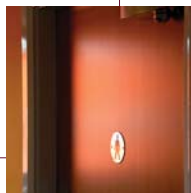
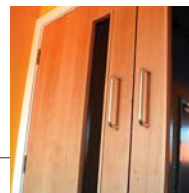
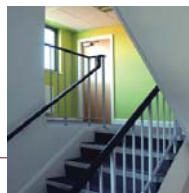
### Superior Services Including an Air Cooling & Heating System & Solar Reflective Glass

This suite has the benefit of an air cooling and heating system, solar reflective glass and male and female WC facilities. There is also a kitchen area to prepare food and drinks. As with all the other suites in St James House, a fully complaint DDA lift is available for tenants and visitors. A concierge service also operates during normal office hours.

### Lease Terms

This suite is available on flexible lease terms and will be subject to a minimum period of 3 years, on an internal repairing basis, with tenants responsible for the usual costs of occupation. A small service charge will be levied to occupiers to cover the costs of the concierge service, cleaning and heating the common areas, servicing the fire extinguishers and lift, general repairs etc.

## Call: 0800 954 9008



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