



## Link 665 Business Centre, A56, Rossendale, BB4 5HU

Link 665 is one of Rossendale's landmark business buildings.

Tenure	To Let
Available Size	600 to 9,716 sq ft / 55.74 to 902.65 sq m
Rent	£750 - £2,035 per month From
Business Rates	Any ingoing tenant will be responsible for the payment of business rates levied on the demise by the local rating authority.
EPC Rating	E (107)

### Key Points

- > Excellent communication links
- > Ample Car Parking
- > Manned reception
- > Headquarters building
- > Flexible working space
- > High-quality fit out

## Description

Link 665 is one of Rossendale's landmark business buildings. Originally built as the home for P and P Computers in the mid 80's, the building was transformed into a modern state-of-the-art business centre complete with a brand new manned reception and a car park for 160 cars.

Link 665 provides high quality, affordable space with suites benefitting from the following:

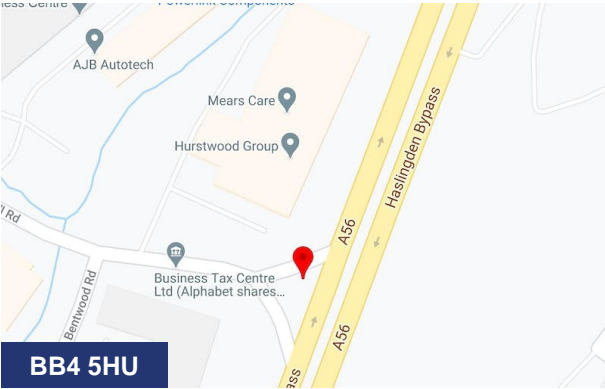
- Raised floors giving occupiers the option to install telecoms and power sockets in floor boxes
- 3 compartment perimeter trunking
- Gas fired central heating. Some suites also have air conditioning
- Manned reception during working hours
- Meeting Room Facilities
- Out of Hours monitored CCTV on site
- Fully DDA compliant with lift at rear of building
- Prominent landmark building located on slip road of A56 dual carriageway, connecting M66 with M65
- \*All-inclusive packages now exclude utilities.

## Location

Link 665 Business Centre offers excellent location just off the A56 with M56, M66 and the entire motorway network just minutes away.

## Accommodation

Description	Sq ft	Rent	Service Charge
Suite 4	760	£800 per month	£127 /month
Suite 10	2,124	£2,035 per month	£354 /month
Suite 11	2,083	£1,996 per month	£347 /month
Suite 20	600	£600 per month	£100 /month
Suite 21	2,463	£2,360 per month	£410 /month
Suite 22	1,686	£1,615 per month	£281 /month



## Viewing & Further Information



**Chloe Ellerby**  
0161 220 1999 | 07718884764  
chloe.ellerby@hurstwoodholdings.com

