



only 4 units remaining

**FOR SALE/TO LET**  
HIGH SPECIFICATION OFFICES  
IN AN ATTRACTIVE, SEMI RURAL  
LOCATION WITH EXCELLENT  
TRANSPORT LINKS.

FROM 234 TO 322sq m  
(2,518 - 3,465sq ft).

VIEWING/FURTHER INFORMATION  
Please contact the joint agents:-

Brent Forbes

Richard Wharton

ENTER

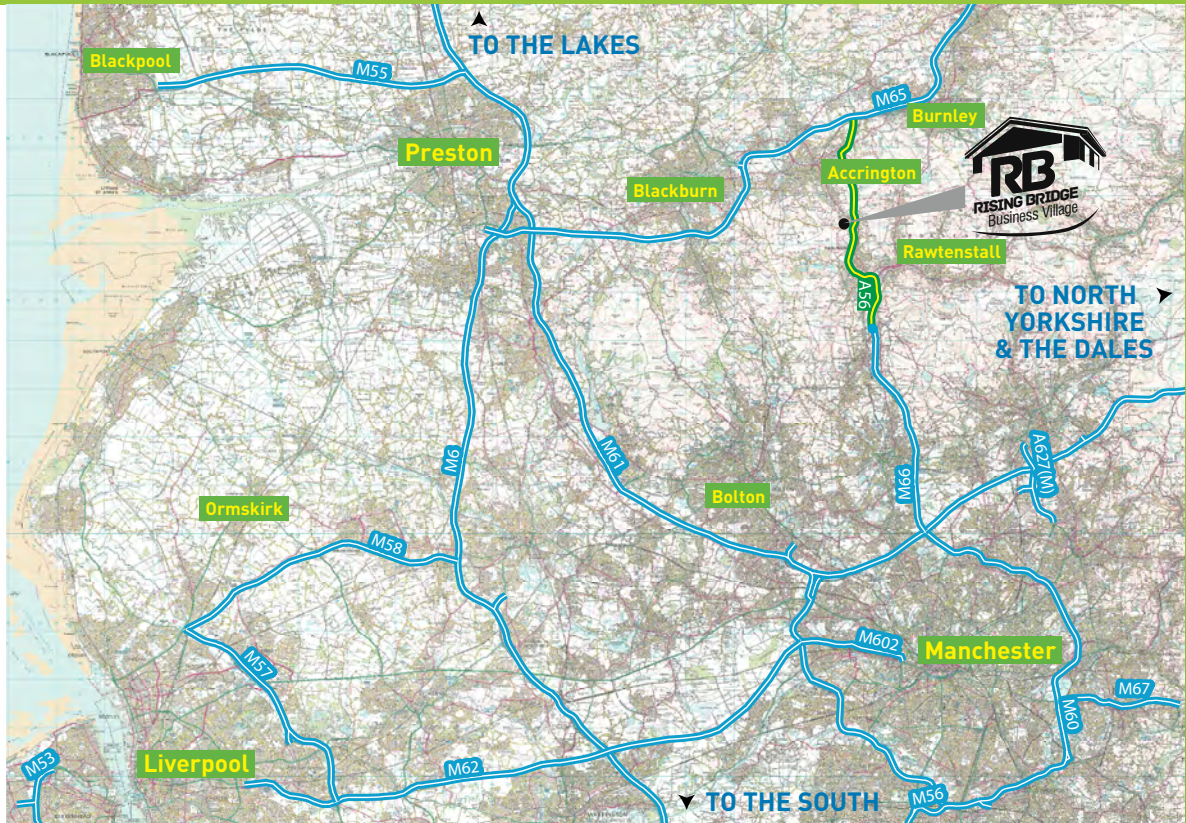
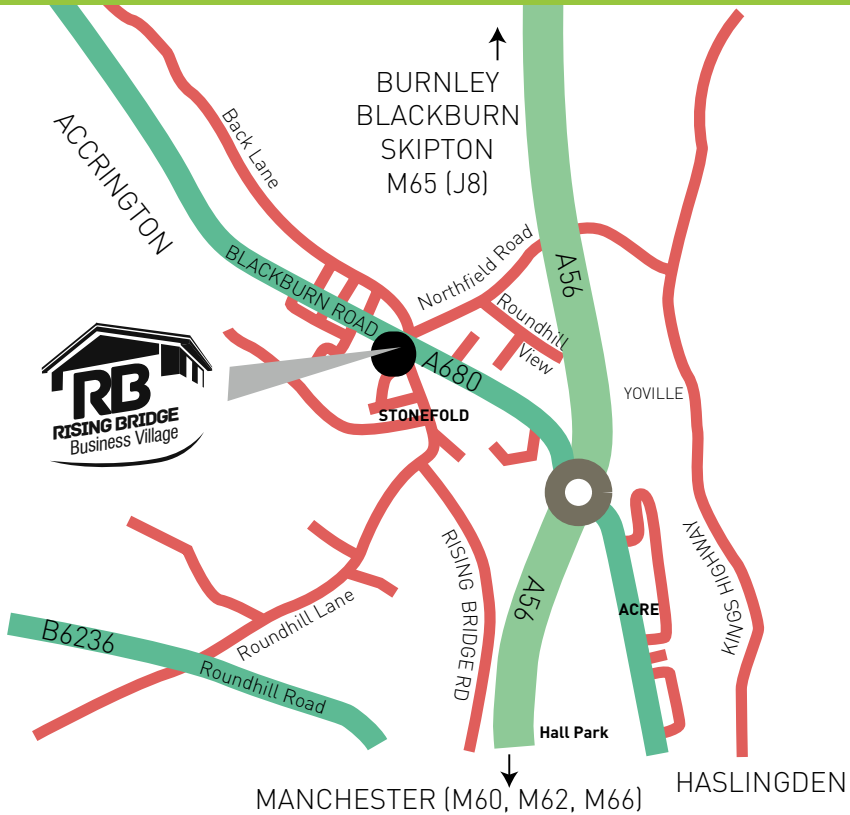


Blackburn Road, Haslingden, Rossendale, Lancashire, BB5 2AL

[www.lancashire.gov.uk/risingbridge](http://www.lancashire.gov.uk/risingbridge)



# LOCATION



© Crown copyright. Lancashire County Council. Licence No. 100023320 2014.

**VIEWING/FURTHER INFORMATION**  
Please contact the joint agents:-



Brent Forbes



Richard Wharton

Rising Bridge Business Village offers nine self contained, new-build offices 234 - 322 sq m (2,518 - 3,465 sq ft), each with allocated parking on-site. Located within the stunning Rossendale Valley, the village benefits from excellent transport links, enabling you to travel to Preston in 25 minutes and Manchester in 20 minutes.

**RISING  
BRIDGE**

# BENEFITS



- Easily accessible with ample on-site car and cycle parking.
- Each unit has allocated parking and also a provision of overflow parking for staff and visitors which is only 2 minutes away.
- Attractive landscaped environment set around a central courtyard.
- Well served by a range of local amenities including a post office, food outlets, restaurants and a petrol station.
- Extensive waste and recycling facilities for exclusive use of tenants.
- 30 secure, covered cycle racks.

The suites are currently for office use, whilst consideration will be given for other uses such as medical & health clinics and professional services – enquiries are invited.

## VIEWING/FURTHER INFORMATION

Please contact the joint agents:-



Brent Forbes



Richard Wharton



**RISING  
BRIDGE**

# SPECIFICATION



The high quality, architecturally designed, pavilion-style offices, use local and recycled materials wherever possible. Features include –

- High speed internet access, Cat 5 wiring and data cabling suitable for telephone and computer networks.
- CIBSE LG7 lighting design and motion sensor controlled lighting.
- Air conditioning and ventilation.
- Energy efficient features to ensure low running costs.
- Water efficient toilet and shower facilities with changing areas for cyclists.
- Use of innovative environmental technology that set it apart from other local developments, achieving a [BREEAM 'Excellent' rating](#), an industry benchmark in sustainability.

**VIEWING/FURTHER INFORMATION**  
Please contact the joint agents:-



Brent Forbes



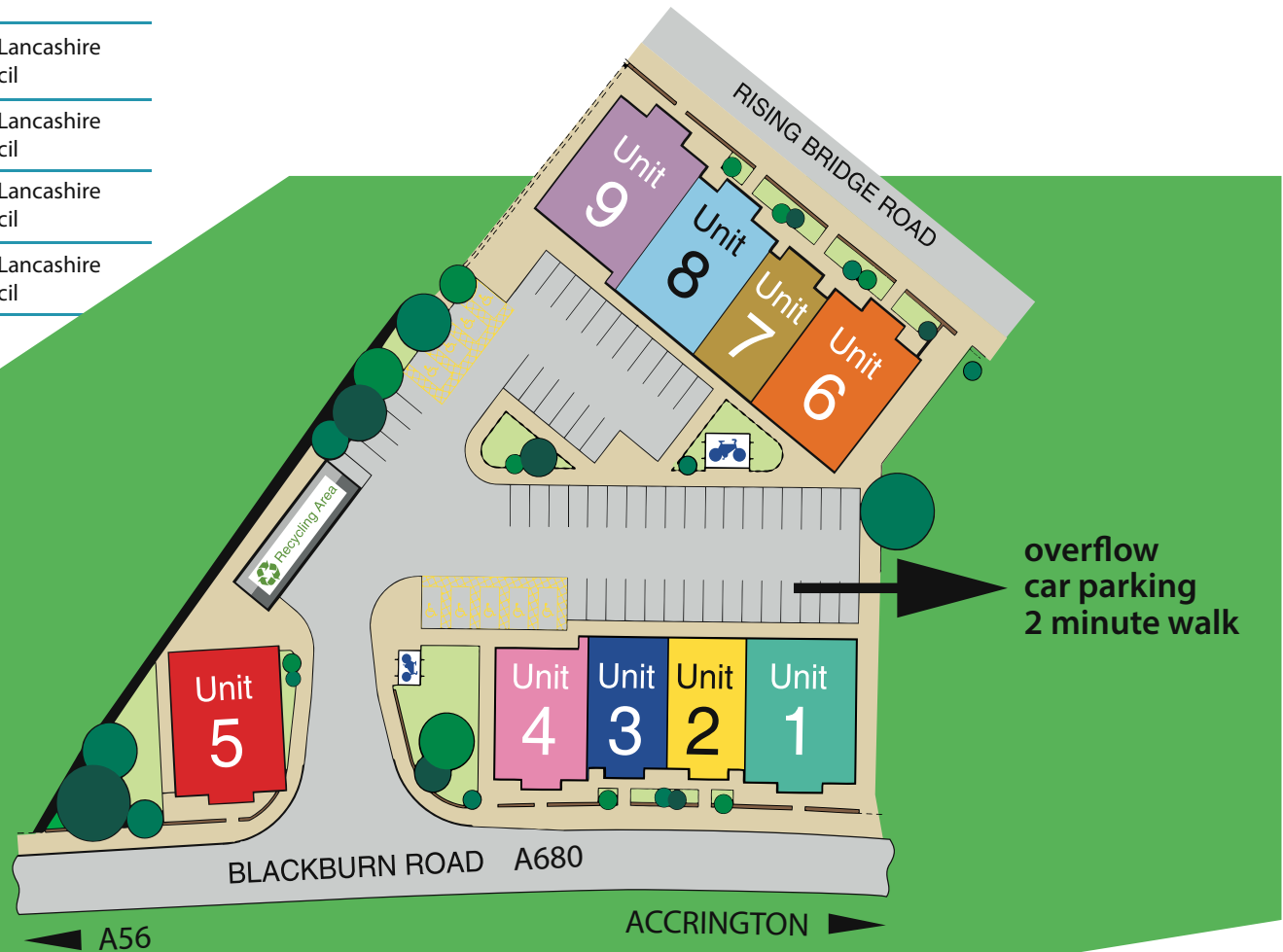
Richard Wharton

# SITE PLAN

[LINK TO VIRTUAL TOUR](#)

[Click link to floor plans](#)

	Net Area (sq m)	Net Area (sq ft)	Parking Allocation		
1	322	3,465	8	6	Occupied by Lancashire County Council
2	234	2,518	6	7	Occupied by Lancashire County Council
3	234	2,518	6	8	Occupied by Lancashire County Council
4	Occupied by Safestyle UK			9	Occupied by Lancashire County Council
5	322	3,465	8		



VIEWING/FURTHER INFORMATION  
Please contact the joint agents:-



Brent Forbes

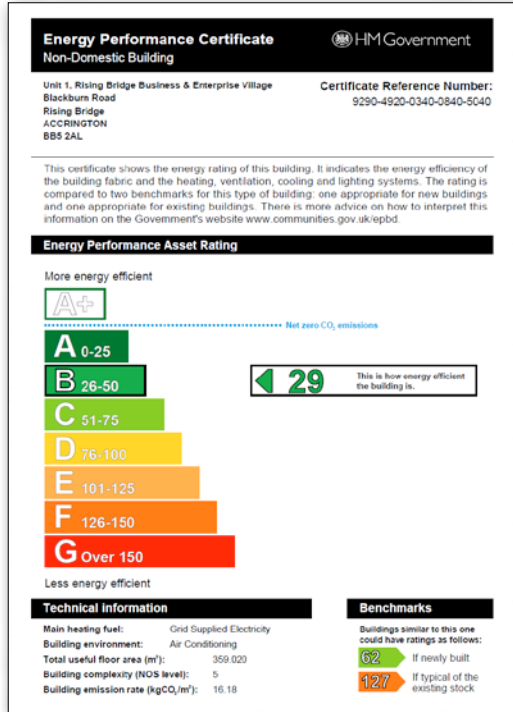


Richard Wharton

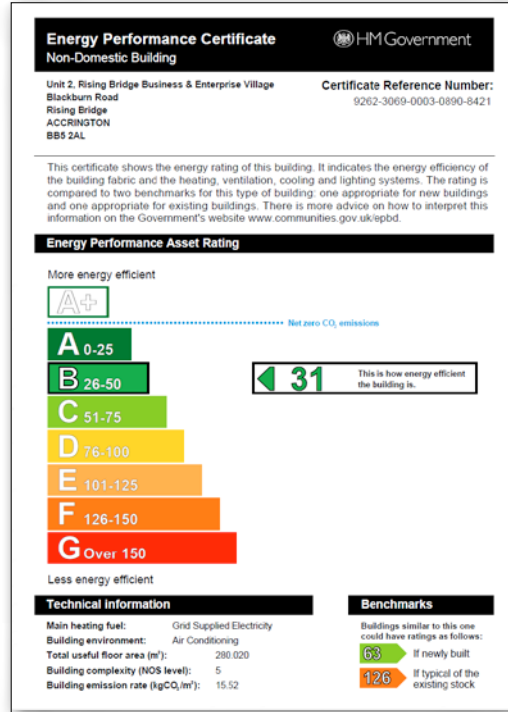
**RISING  
BRIDGE**

# EPCs

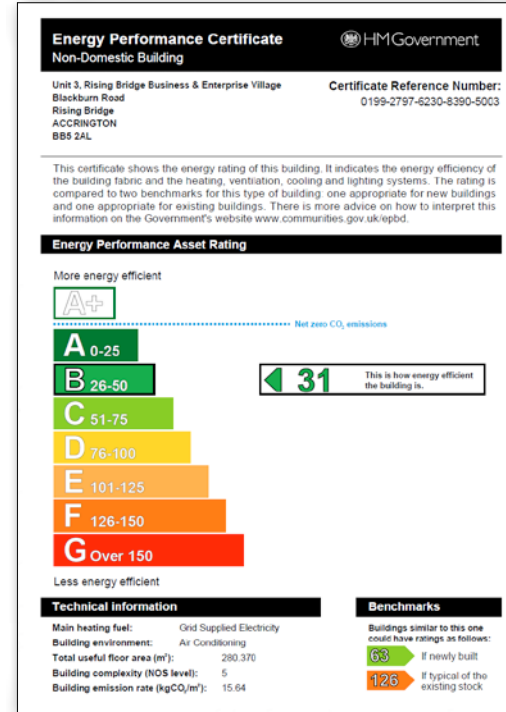
## UNIT 1



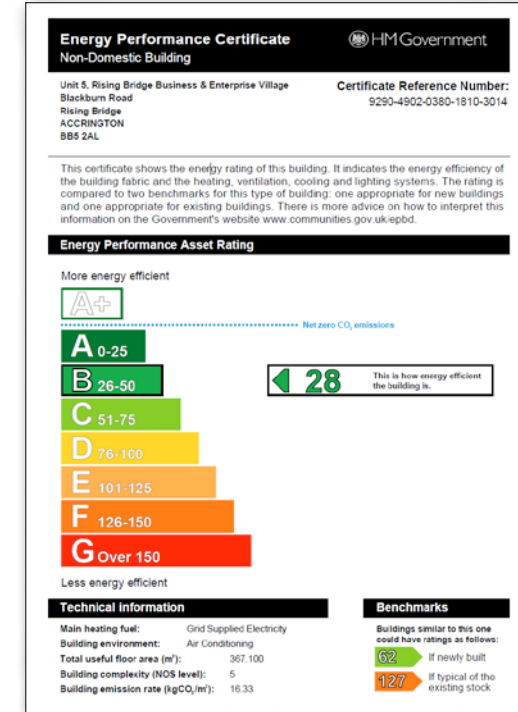
## UNIT 2



## UNIT 3



## UNIT 5



## VIEWING/FURTHER INFORMATION

Please contact the joint agents:-



Brent Forbes



Richard Wharton

# CONTACT AGENTS



## FOR SALE/TO LET

HIGH SPECIFICATION OFFICE ACCOMMODATION IN AN ATTRACTIVE, SEMI RURAL LOCATION WITH EXCELLENT TRANSPORT LINKS.

FROM 234 TO 322sq m (2,518 - 3,465sq ft).



### Business support

A full range of business support is available to tenants through Boost Business Lancashire, the business support response of the Lancashire Enterprise Partnership [www.boostbusinesslancashire.co.uk](http://www.boostbusinesslancashire.co.uk)

For site management enquiries, please contact Andrew Connolly from Lancashire County Council on 01772 533890. [www.lancashire.gov.uk/risingbridge](http://www.lancashire.gov.uk/risingbridge)

For property enquiries click through to the agents link [www.pettycommercial.co.uk/](http://www.pettycommercial.co.uk/) and [www.property.joneslanglasalle.co.uk](http://www.property.joneslanglasalle.co.uk)

VIEWING/FURTHER INFORMATION  
Please contact the joint agents:-



Brent Forbes



Richard Wharton

This information is correct at the time of publication - Misrepresentation Act 1967/Unfair Contract Terms Act 1977/The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agents nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. June 2014.

RISING  
BRIDGE