HURSTWOOD HOLDINGS

HARDMANS BUSINESS CENTRE, NEW HALL HEY ROAD
ROSSENDALE, BB4 6HH

More Details

View Video Tour



DESIGNED LED REFURBISHMENT

HURSTWOOD HOLDINGS

SUMMARY

- On-site Parking
- Passenger Lift
- 30 mins from Manchester
- Adjacent to A682 by-pass
- Informal Meeting Facilities
- Break Out Rooms

DESCRIPTION

Hardman's Mill is a beautifully converted heritage property comprising of office and business space in the heart of Rawtenstall. The business centre has been thoughtfully designed to meet the needs of both new and established businesses, providing modern suites in a range of sizes suitable for various uses.

Many of the offices retain the building's original character features, including exposed brick barrel-vaulted ceilings and cast-iron supporting columns, blending period charm & contemporary workspace. The specification includes suspended ceilings with LED lighting, perimeter trunking, central heating, and high-speed connectivity.

The property also benefits from a visitor call system to each suite, CCTV coverage, two passenger lifts, and dedicated meeting room facilities, as well as on-site parking and breakout spaces.

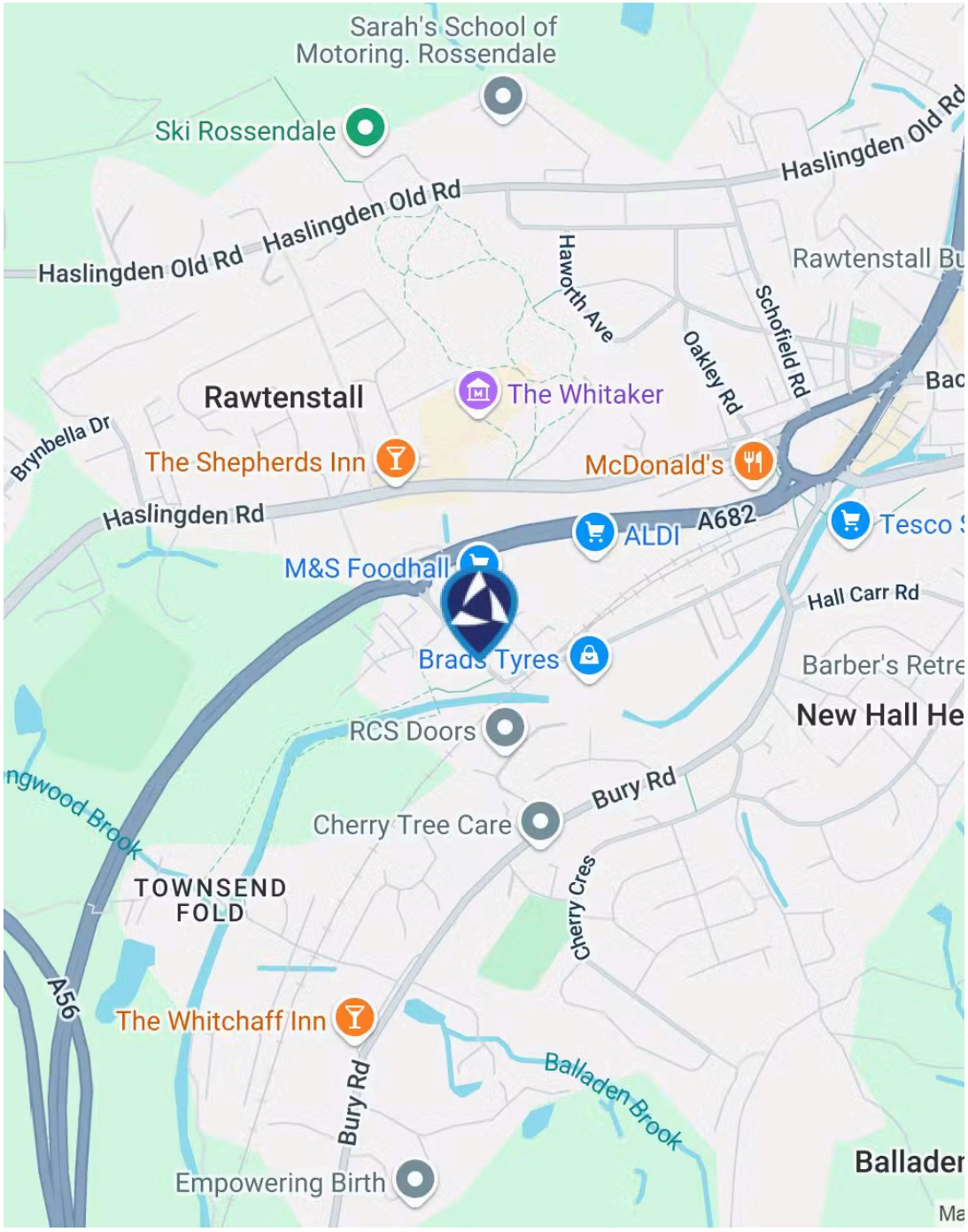




LOCATION

Ideally positioned on Station Road, Hardman's Mill occupies a prominent location in central Rawtenstall, within walking distance of the town centre and a wide range of cafés, shops, and local amenities. The property offers excellent transport links, with Rawtenstall Bus Station nearby and easy access to the A56(M) — connecting directly to the M66, M65, and M62 motorways.

This strategic location provides rapid access to Manchester, Bury, Blackburn, and Burnley, all within a 30-minute drive, making Hardman's Mill an attractive choice for regional and commuter-based businesses alike.



Hardmans Business Centre









Hardmans Business Centre











AVAILABILITY

DESCRIPTION	SQ FT	RENT	SERVICE CHARGE
Suite 3	623	£935 /month	On Application
Suite 13	510	£765 /month	On Application
Suite 23	276	£300 /month	On Application
Suite 38	930	£1,007 /month	On Application
Suite 6	1,000	£1,500 /month	On Application
Suite 15	902	£1,353 /month	On Application

LEASE TERMS

The suites are available to lease for a minimum period of one year on an internal repairing basis. A service charge and insurance premium is included in the rent

ADDITIONAL COSTS

Electricity - units are metered individually Business rates payable to Local Authority (if applicable) All prices subject to VAT at the prevailing rate

LEASE TERMS

Assignment Minimum 12 Month Lease

EPC

E (109)

AVAILABILITY

Available Immediately

TO ARRANGE A VIEWING, PLEASE CONTACT



Raphael Goldberg
0161 220 1999 | 07795575613
Raphael.Goldberg@hurstwoodholdings.com



Constantine Thanopoulos
0161 220 1999 | 07718884764
constantine.thanopoulos@hurstwoodholdings.com

Misrepresentation Generated on 13/11/2026



DESIGNED LED REFURBISHMENT

HURSTWOOD
HOLDINGS