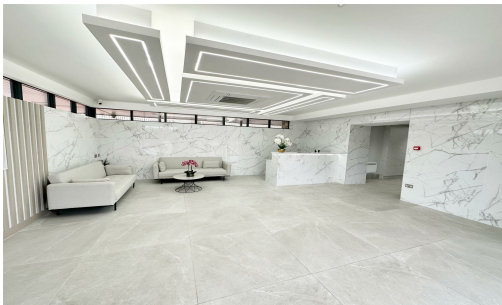


Daisyfield Business Centre, Appleby Street, Blackburn, BB1 3BL

**TO LET**



**TO LET**

Use - Office

Size - 180 - 4,249 Sq ft

Rent - From £72 per week

- Prestigious Office Suites from 180 sq ft to 4,249sq ft
- Former Corn Mill on the Banks of the Leeds Liverpool Canal
- Ample on-site parking
- Lift Access to all floors



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

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## Daisyfield Business Centre, Appleby Street, Blackburn, BB1 3BL

### Location

Edge-of-town centre office suites adjacent to the Leeds and Liverpool Canal and convenient for both the town centre and junction 6 of the M65 - see location plan

### Description

An impressive five-storey brick and dressed stone building being the largest surviving former corn mill in Blackburn.

It will include new carpeted floors, painted plastered walls, mounted fluorescent lighting, double glazed windows and heating

There is ample on-site parking on two car parks within walking distance of the main reception.

### Accommodation

Suites available from 99 sq.ft to 1,110 sq.ft

### Rental

From £72 per week

### Lease Terms

The suites are available on flexible tenancies with a minimum commitment of 12 months.

### Service Charge

A service charge is levied on the larger suites to cover security, building maintenance, building insurance, the cleaning, heating and lighting of common parts, lift maintenance, landscaping and centre manager. See schedule above. Rental for smaller suites include service charge

### Deposit

A rental deposit will be required which will be held for the duration of the tenancy. Further details on request.

### Rating

Each unit is rated separately and tenants are responsible for the payment of rates on the area they occupy.

Subject to certain conditions no business rates should be payable by the occupier

### Legal Costs

Each party pay their own costs.

### VAT

VAT is applicable

### Services

Each unit has electricity.

### Viewing

STRICTLY THROUGH AGENTS

Taylor Weaver (Rebecca Weaver)

Telephone 01254 699030

