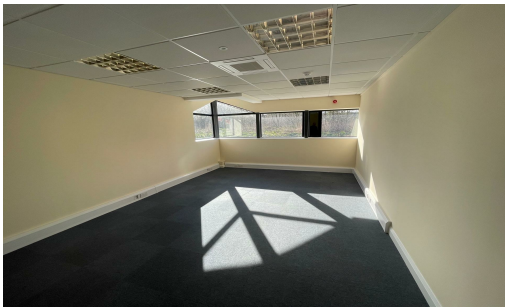


Cunningham Court, Lions Drive, Blackburn, BB1 2QS

**TO LET**



**TO LET**

Use - Office

Size - 175 - 299 Sq ft

Rent - From £90 per week

- High Quality Office Suites
- From 175 to 299 sq ft
- All inclusive rentals
- Immediate occupation available
- Close to Junction 5 M65 motorway



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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## Cunningham Court, Lions Drive, Blackburn, BB1 2QS

### Location

Cunningham Court is situated at the entrance of Shadsworth Business Park, adjacent to Junction 5 of the M65 motorway.

### Description

The development comprises a series of high quality office buildings which have been let to various well known local occupiers.

Suites are available in Units 14-18. They comprise modern two storey buildings with a series of office suites available on the ground and first floor levels accessed via a central stairwell set within an atrium entrance foyer.

### Accommodation

The current availability is as follows:

Office	Size	Rent (+VAT)	SC (+VAT)	BI (+VAT)
Unit 14 Suite 2	261 sq.ft	£4,680pa	Included	Included
Unit 14 Suite 4	299 sq.ft	£5,200pa	Included	Included
Unit 14 Suite 5	175 sq.ft	£3,900 pa	Included	Included

The offices benefit from the following specification :

- 24 hour access
- Double glazed windows
- Shared kitchen facilities
- Contract quality carpet tiles
- Perimeter trunking
- Air conditioning
- High speed internet connection to MBPS to 100 MBPS

### Rental

From £90 per week

### Lease Terms

Each suite is available on flexible terms, subject to a minimum of 12 months.

### Deposit

A deposit is required for the suite. Further details on request.

### Legal Costs

Each party to be responsible for their own legal costs.

### Services

All services, with the exception of gas, are available to the premises.

### Planning

The property has planning consent for office use under Class B1 of the Town and Country Planning (Use Classes) Order.

### Viewing

Strictly through agents

Taylor Weaver  
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