

Ground Floor, Mahre Business Centre, Higher Audley Street, Blackburn, BB1 1DH

**TO LET**



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Use - Office

Size - 3,678 Sq ft

Rent - £46,000 per annum plus VAT.

- High Quality Fully Furnished Office Suite
- 3,678 sq.ft / 342 sq.metres
- Available immediately
- Large car park
- Refurbished to a high specification



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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## Ground Floor, Mahre Business Centre, Higher Audley Street, Blackburn, BB1 1DH

### Location

The building is situated close to Blackburn town centre off Higher Audley Street/A6078, which links directly with Carl Foggarty way and junction 6 of the M65 motorway.

The property is a short walk from Blackburn town centre with the Peel Centre retail park a short walk away which is home to occupiers such as Vue Cinema, Nando's, Pizza Hut amongst many others. Blackburn train station is also less than 1 mile from the subject property.

### Description

The ground floor office suite has been comprehensively refurbished to provide very high quality office accommodation.

The property can be let fully furnished with the existing fit out available for the incoming occupier.

It benefits from designated w/c and kitchen facilities, along with a bright and modern reception which is shared with the occupier of the first floor.

Internally the property benefits from recessed LED spotlights, new carpet tiles and a feature living wall.

There is a large car park to the side of the building which has room for circa 100 vehicles, however please note this parking is shared with the first floor occupier.

### Accommodation

We have measured the suite on a net internal area basis extending to 3,678 sq.ft / 342 sq.metres.

### Rental

£46,000 per annum plus VAT.

### Lease Terms

Suites are available via a new internal repairing and insuring lease subject to a minimum term of 3 years.

### Building Insurance

The landlord will insure the premises and charge this to the tenant on a pro rata basis. Full details are available on request.

### Deposit

A deposit based on 3 months rent will be required.

### Rating

The property has a rateable value of £20,000 as published on the VOA website. Rates payable for 2023/2024 will be circa £9,980 per annum. Further details available on request.

### Legal Costs

Each party is to be responsible for their own legal costs.

### Services

All mains services are connected to the premises. The tenant will be responsible for 50% of the total utility costs for the building assuming normal working hours. Further details are available on request.

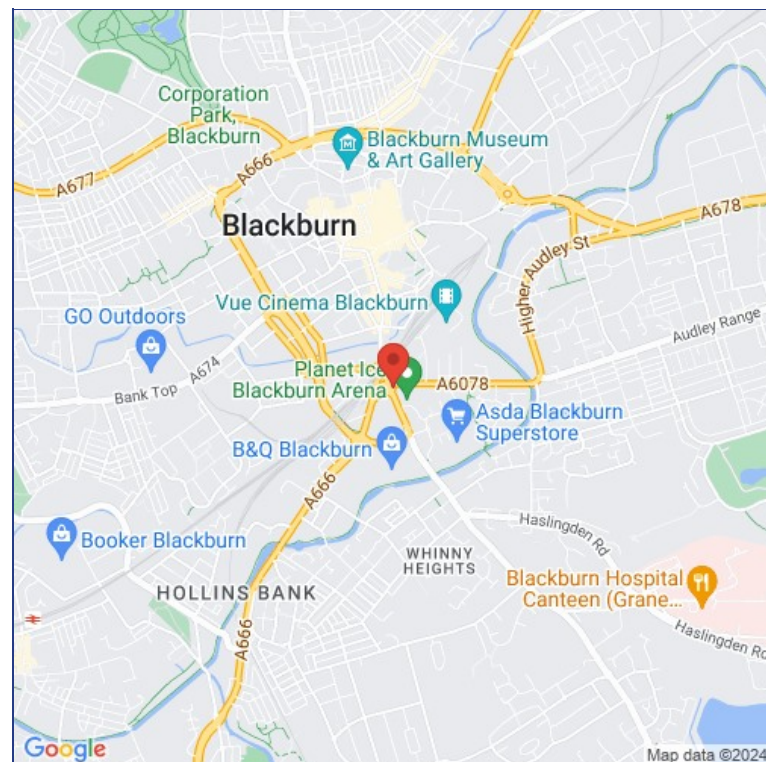
### Viewing

Strictly via agent: Taylor Weaver

James Taylor

Director

01254 699 030



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