

Suite 18, Blackburn Gateway, Accrington Road , Blackburn, BB1 3NY

**TO LET**



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Use - Office

Size - 1,100 Sq ft

Rent - £1,540pcm + VAT

- Modern Office Suite
- FIRST 3 MONTHS AT HALF RENT
- Excellent Motorway access close to Junction 6 of M65
- Immediate Availability



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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## Suite 18, Blackburn Gateway, Accrington Road , Blackburn, BB1 3NY

### Location

The property is prominently located on Accrington Road close to its junction of Whitebirk Road and Shadsworth Road ( Intack traffic lights) and within 0.5 miles of junction 6 of the M65 motorway.

### Description

The office is located on the first floor of the building and has been finished to a good standard. It benefits from carpet tiled floors, suspended ceilings and recessed cat 2 lighting.

The building benefits from a communal reception / waiting area on the ground floor. Tenants are also able to use the meeting room free of charge. Externally there is parking available in the immediate vicinity.

### Accommodation

The Net internal area is 1,100 sq.ft

### Rental

£1,540pcm + VAT

### Lease Terms

The office suites is available on flexible lease terms with the tenants to occupy on an internal repairing basis.

A rental deposit equating to 3 months rental will be held for the duration of the tenancy.

Inclusive of license fee and Estate charge.

Electricity is metered individually.

### Rating

As of April 2023 the current rateable value is £8,900.

it is therefore anticipated that eligible businesses are able to claim small business rate relief. Further details on request.

### Legal Costs

Occupation is available by signing a very simple lease for which only nominal legal fees of £100 + vat will be chargeable

### VAT

All figures quoted are subject to VAT at the prevailing rate

### Services

All main services are connected to the property.

Each suite has the benefit of individually controlled electric wall mounted panel heaters.

### Viewing

Strictly through agents Taylor Weaver  
(Rebecca Weaver)  
01254 699030

