

The Foundry, Cicely Lane, Blackburn, BB1 1HQ

**TO LET**



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Use - Office

Size - 2,476 Sq ft

Rent - £15,000 per annum

- Prominent Town Centre First Floor Office Suite
- 2,476 sq.ft
- Open Plan and Cellular Offices
- Competitive rent



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## The Foundry, Cicely Lane, Blackburn, BB1 1HQ

### Location

The property occupies a prominent position on the edge of Blackburn town centre with good access to the nearby facilities, including Blackburn Shopping Centre and Market, Morrisons supermarket and the bus and railway stations.

### Description

Soho Foundry was constructed in 1885 and comprises a three storey brick built building under a pitched slate roof.

The first floor suite provides good quality office space, being a mix of open plan and cellular office suites.

Internally the accommodation has gas fired central heating, kitchen, recessed lighting and carpet tiled floors.

Within the building there is a personnel lift from the main reception in addition to which there are male and female WC facilities.

Externally there is parking for 2 vehicles.

### Accommodation

The accommodation is arranged as follows:

Ground Floor	Entrance Area/Lift Area	Area
First Floor	Office Suite	2,476 sq.ft

### Rental

£15,000 per annum

### Lease Terms

The suite is available by way of new a lease for a minimum period of 5 years. The lease will be held on an effective full repairing basis.

Vat may be applicable. Rents to be paid quarterly in advance.

Tenant will be responsible for service charge, utility costs, business rates and insurance during the lease period.

### Service Charge

A service charge is levied to cover external repairs, cleaning and lighting to common areas, maintenance to the lift and fire alarm system, security, management and water rates. The service charge is anticipated to be in the region of £6.50 per sq.ft

### Building Insurance

Landlord to charge back to the tenant on a pro rata basis. Full details on request

### Deposit

A deposit of £5000 is to be paid in advance and held by the Landlord for duration of the term

### Rating

From the Valuation Office Agency rating list, as published on the internet, we are advised that the property is assessed, with effect from 1st April 2017, at rateable value of £8,300

Eligible businesses may be able to claim small business rates relief, further details on request.

### Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs involved in the transaction.

### Services

All mains services are connected including gas fired central heating

### Planning

Office use within Class B1 of the Town and Country (Use Classes) Order 1987 will be permitted.

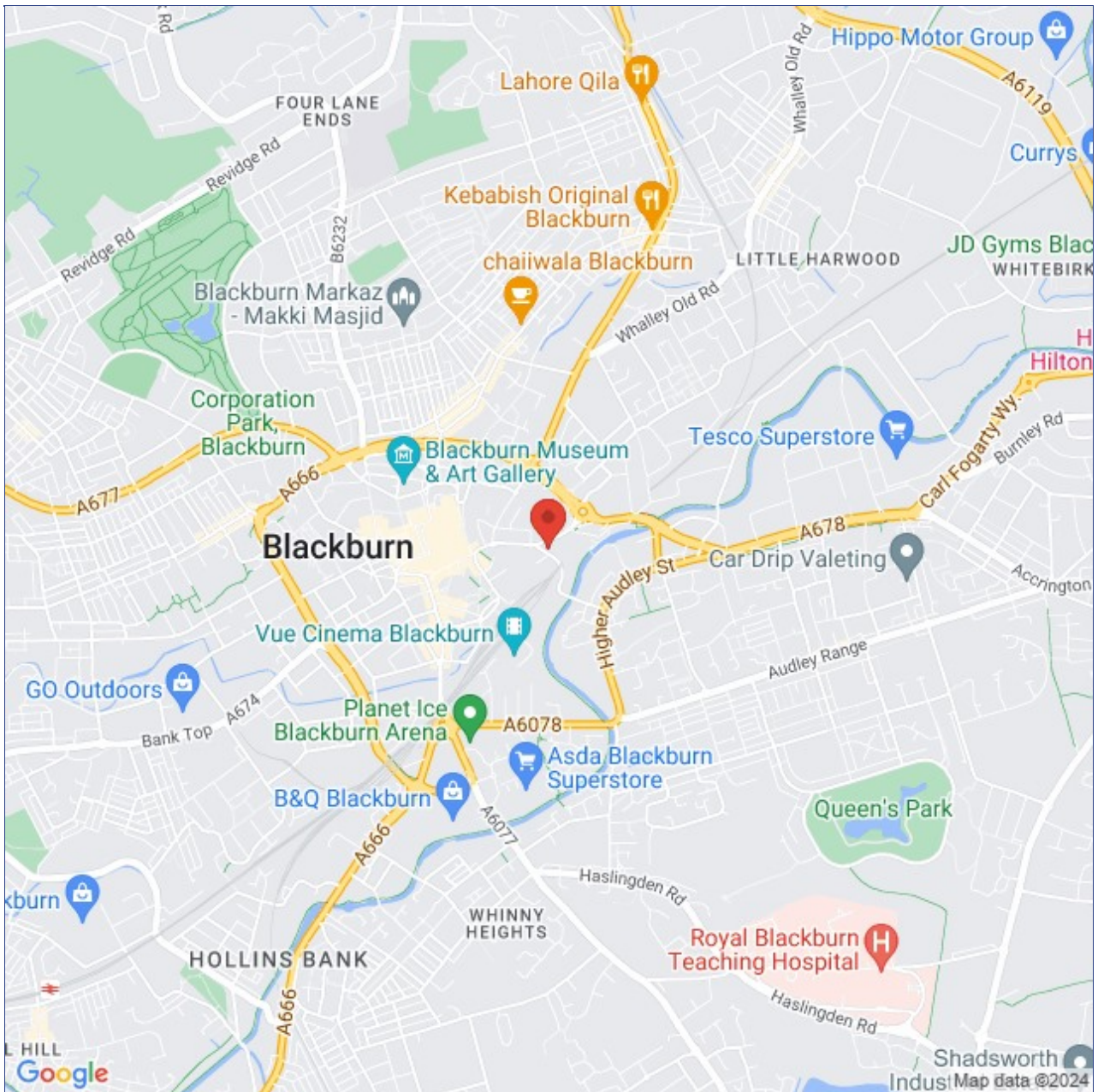
### Utilities

The tenant will be responsible for electric and gas used in the suite.

### Viewing

Strictly through agents

Taylor Weaver  
(Neil Weaver)  
01254 699030



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