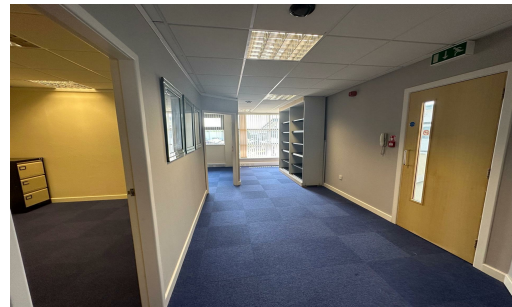


10 Trident Park, Trident Way, Blackburn , BB1 3NU

**FOR
SALE**



FOR SALE

Use - Office, Investment

Size - 1,450 Sq ft

Price - £225,000

- Two Storey Modern Office Accommodation
- Good Motorway Access
- Established Office Area
- Rarely available freehold opportunity



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

The premises are well located in a pleasant canalside location on Trident Office Park, which fronts Whitebirk Drive to the east of Blackburn and within 400 yards of Junction 6 of the M65 motorway.

This particular unit overlooks the Leeds and Liverpool Canal.

Description

The premises comprises a two storey office building, with brick and insulated metal clad walls and roof and includes double glazed aluminum framed windows.

Internally access is via a reception area leading to the ground and first floor office areas benefitting from a specification including carpeted floors, painted plastered walls, suspended ceiling and recessed lighting.

There are w/c facilities with kitchen space available on both the ground and first floor.

The office benefits from 5 parking spaces within landscaped grounds.

Accommodation

We have calculated the net internal area of the property to be 1,450 sq.ft.

Price

£225,000

Tenure

The footprint of the property is freehold.

Service Charge

A service charge is levied by the management company to cover landscaped areas, waste and external lighting. It is understood that the cost will be in the region of £55 per month.

Rating

The property has the following ratable values

EPC

An EPC is available on request

VAT

As the property is let on the first floor the property may be sold by way of a TOGC, suggesting that no VAT will be payable. Further details available on request.

Services

All mains services, with the exception of gas, are connected to the property.

Tenancy Information

The first floor has been let to Lavelle Clinic, Blackburn for a term of 6 years from September 2023 at a rent of £8,000 per annum. The lease incorporates a break clause on the third anniversary together with a rent free. Service charge and buildings insurance is included within the rent. A copy of the lease is available on request.

Viewing

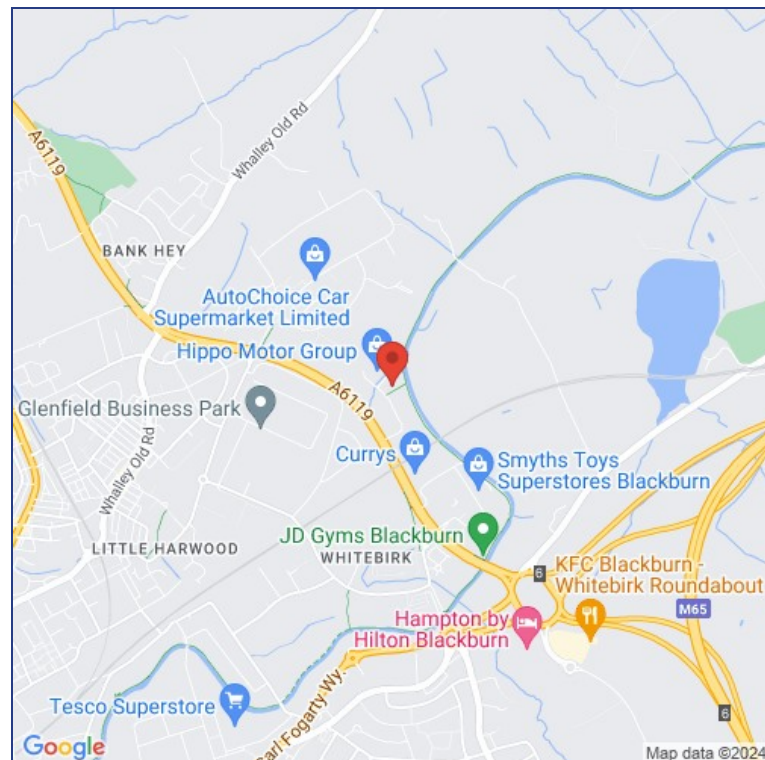
Strictly through agents

Taylor Weaver

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