

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

**FOR SALE**



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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

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

### 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

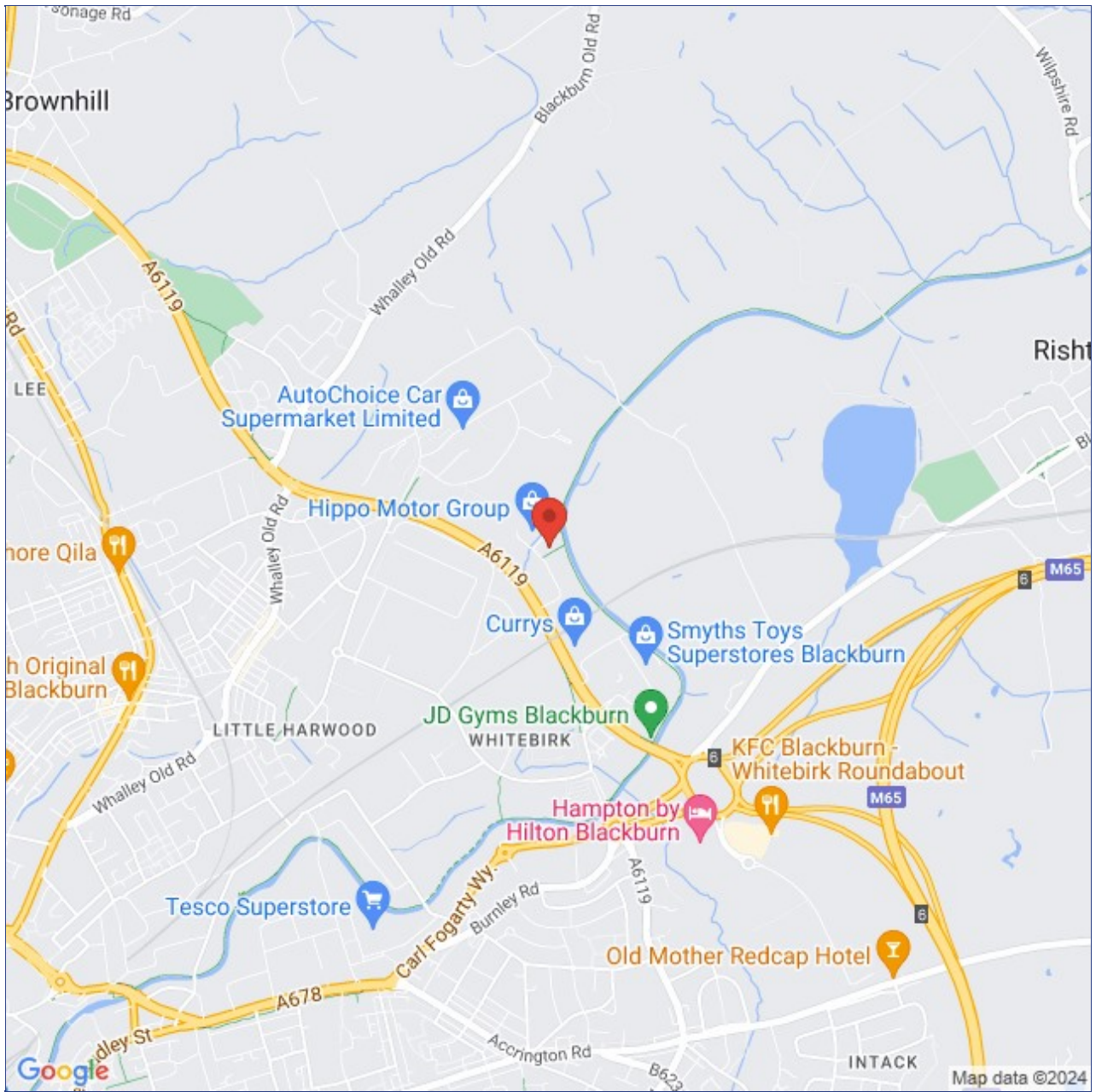
Strictly through agents

Taylor Weaver

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