

148 Business Centre, 148 High Street, Rishton, Blackburn, BB1 4DJ

TO LET



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Use - Office

Size - 300 - 950 Sq ft

- First Floor Office Accommodation
- From 300 sq.ft -950 sq.ft
- All Inclusive Rental
- Available Immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

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Location

Situated at the traffic light junction of Blackburn Road, High Street and Harwood Road in the centre of Rishton. The property has excellent access to Junction 6 of the M65 motorway, which is approximately 2 miles from the property.

Description

The property comprises of 3 first floor office suites which have recently been refurbished to include LED lighting, carpet tile flooring and suspended ceiling.

There is also a communal kitchen and toilet.

Parking is available in the surrounding streets.

Accommodation

The accommodation has been measured on an Net Internal Area basis is as follows

Office	Size	Rental (per annum)
Office 1	300 sq.ft	£3,000 + VAT
Office 2	500 sq.ft	£5,000 + VAT
Office 3	950 sq.ft	£9,500 + VAT

Inclusive of building insurance, service charge and utilities.

Lease Terms

Minimum 12 month term on internal repairing and insuring terms.

Deposit

A deposit equivalent to 2 months rent is required to be paid in advance.

Rating

Each suite to separately assessed.

It is anticipated that subject to certain conditions small business rates relief will be available to the occupier.

Legal Costs

Each party responsible for their own legal costs.

VAT

VAT is applicable

Services

It is understood that all mains services are available to the property.

Viewing

Strictly through agents
Taylor Weaver
(Rebecca Weaver)
01254 699030

