

Ground Floor, Blakewater House, Phoenix Park, Blackburn, BB1 5RW



TO LET

Use - Office

Size - 1,655 Sq ft

Rent - £16,500 per annum plus VAT

- Modern High Quality Ground Floor Office Suite
- Ample on site parking
- Excellent location
- Close to Blackburn town centre and the M65 motorway



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

Ground Floor, Blakewater House, Phoenix Park, Blackburn, BB1 5RW

Location

The property is situated on the popular and established Greenbank Business Park, approximately 1.5 miles from Blackburn town centre and just under 0.5 miles from junction 6 of M65 motorway.

The development is home to a number of well known businesses including Silicone Engineering, Lancashire Constabulary, The Range and Hippo Motor Group.

The property is situated within the Phoenix Park development comprising a series of high quality two-storey office buildings constructed in the early 2000's.

Description

The property comprises the ground floor of a two-storey office building. It is of steel frame construction with brickwork walls, under a pitched steel profile roof.

Internally the suite has the benefit of a suspended ceiling incorporating LED lighting, gas central heating, air conditioning and double glazed windows.

The suite has been sub-divided to provide a series of open plan and cellular office space, together with w.c and amenity facilities.

Externally there is parking for 7 vehicles.

Accommodation

We have calculated the net internal area of the property to be as follows:

Ground Floor	
Meeting Room	347 sq.ft
Room 1	185 sq.ft
Kitchen	48 sq.ft
Main Office	495 sq.ft
Private Office 1	109 sq.ft
Private Office 2	75 sq.ft
Private Office 3	195 sq.ft
Private Office 4	96 sq.ft
Private Office 5	105 sq.ft
Total	1655 sq.ft

Rental

£16,500 per annum plus VAT

Lease Terms

The property is available by way of a new lease for a minimum period of 3 years.

The lease will be held on an internal repairing basis with the tenant contributing towards the maintenance of the property by way of a service charge.

Service Charge

Service charge to be levied on the tenant to include external maintenance to the property, landscaping, gritting in winter, external lighting etc. Further details on request.

Rating

The property has a ratable value of £12,500. Eligible businesses may be able to claim small business rates relief, further information available on request.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT is applicable.

Services

All mains services available to the property

EPC

The property has an EPC rating of C (61).

Planning

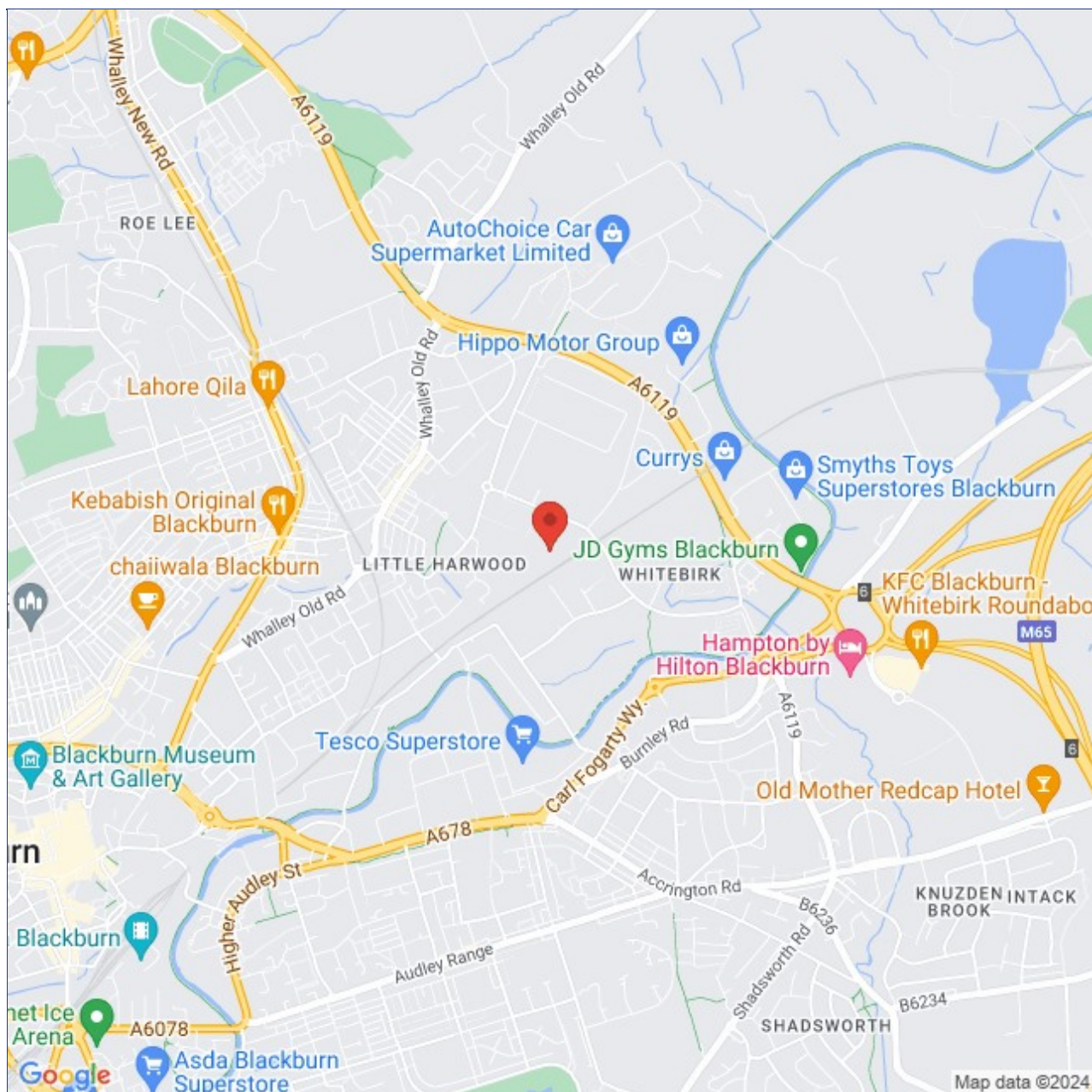
The suite is suitable for office use within class E g (i)l of the Town and Country Use Classes Order.

Viewing

Strictly via sole agent; Taylor Weaver

Neil Weaver MRICS

Tel: 01254 699 030



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.