

newly refurbished  
offices **now available**

**to let**

from 179 - 13,000 sq ft  
2 persons upwards

the  
beehive /

Shadsworth Business Park  
J5 M65, Blackburn, BB1 2QS

[www.thebeehive-blackburn.co.uk](http://www.thebeehive-blackburn.co.uk)

home for  
**your business**

# the beehive

## description

The beehive is a prestigious 3 storey office building which has recently undergone an extensive refurbishment program to provide a range of modern high quality office accommodation. Situated within landscaped surroundings in an excellent location, the building provides a range of offices from small flexible suites of 179 sq ft (2 persons) up to 13,000 sq ft. The suites are fully carpeted and decorated to a high standard and benefit from a managed reception area.

The development benefits from a new large break-out area with vending machine refreshments, meeting room facilities, and 24 hour CCTV security. Each suite has entry phone access from the main reception and there is extensive on site car parking available.

## a hive of activity



flexible  
office space



secure  
environment



prime  
location



# Innovate@ THE BEEHIVE

The innovate offices at the beehive are situated on the ground floor and provide a range of small flexible office suites from 2 persons (179 sq ft) upwards, incorporating an inclusive pricing structure. Providing quality accommodation at affordable rates the offices deliver the ideal solution for start-up and small businesses looking for quality office space.

Businesses can benefit from a high speed internet connection and a range of flexible leasing options tailored to meet individual needs. Furniture options are available on lease / inclusive rental or purchase packages. Charges for water, maintenance and service charge are all included in one monthly bill enabling you to concentrate on running your business, not the property. The tenant will be responsible for paying the business rates to the local authority.

Innovate @ the beehive benefits from the following:

- Flexible terms
- Easy in easy out agreements
- Meeting room with ceiling mounted projector
- Large breakout area
- Fully carpeted and decorated throughout
- 30mb broadband connectivity with wireless access

The breakout and networking area also provides tea, coffee, and vending facilities from Kimbo.

Further details can be found on the dedicated website at [www.thebeehive-blackburn.co.uk](http://www.thebeehive-blackburn.co.uk)



offering office accommodation at a range of sizes **the beehive** is the perfect place for busy bees

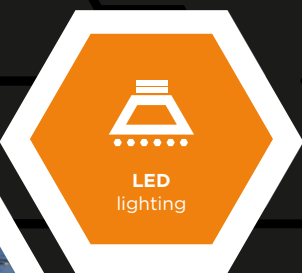
## accommodation / availability

There are a range of offices available at the beehive with individual suites from 179 sq ft.

Suites can be combined to provide larger space to meet individual requirements, subject to availability.

Please see attached schedule for current availability or contact one of the joint letting agents for more details.

### ground floor



## First & Second Floor

The upper floors (1st & 2nd) at the beehive provide a range of larger office suites with the potential for an individual wing or for a whole floor up to 13,000 sq ft.

Each suite is finished to a high specification to meet the needs of the modern day occupier, set within a professional business environment.

For more details please visit the dedicated website at [www.thebeehive-blackburn.co.uk](http://www.thebeehive-blackburn.co.uk) and for current availability please see the enclosed schedule.

## specification

The offices at the beehive benefit from the following:

- Entrance canopy
- Large modern staffed reception area
- Breakout and networking area
- Refurbished suites
- Flexible suites from 2 persons +
- 30mb broadband connectivity with wireless access
- Cat5 cabling
- Fully carpeted and decorated throughout
- Aluminium powder double glazed windows
- LED lighting

**Externally** the Beehive benefits from;

- External lighting
- Ample on-site parking
- Landscaped surroundings

## terms / rent / other charges

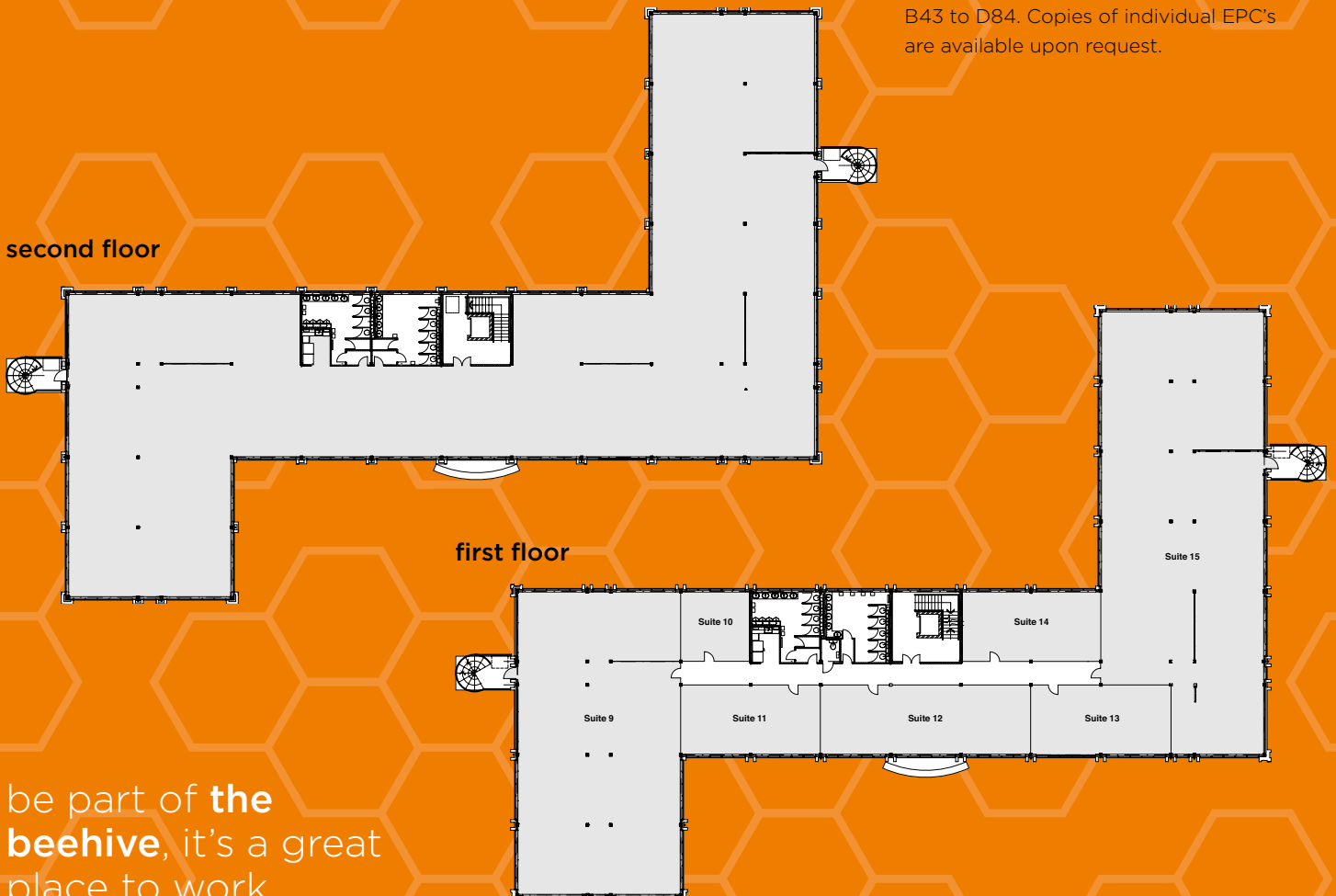
The larger office suites are available on flexible leases at competitive rents. Details of rent and other charges are available on request to the letting agents. All figures quoted are exclusive of, and will be liable for VAT at the prevailing rate.

Details of the rent and other charges are available on application to the letting agents.

## epc

EPC ratings for this property range from B43 to D84. Copies of individual EPC's are available upon request.

second floor



be part of **the beehive**, it's a great place to work







Shadsworth Business Park, Junction 5 M65, Blackburn BB1 2QS



### Location

the beehive is situated adjacent to Elder Court in an established business location adjacent to the Beehive roundabout at the entrance to Shadsworth Business Park. With Junction 5 of the M65 in close proximity the office scheme benefits from excellent transport links to the wider motorway network with Preston 13 miles away and Manchester within a 40 minute drive.

Located to the south of Blackburn, the town centre is only 2 miles away and local amenities include Waterside Retail Park, The Willows public house and nearby Starbucks drive through.

### distances

M65 J5	0.5 Miles	1 Min
Blackburn Town Centre	2 Miles	9 Mins
Burnley	10 Miles	13 Mins
M6/M61 Interchange	12 Miles	19 Mins
Preston	13 Miles	23 Mins
Manchester	24 Miles	44 Mins

Source TheAA.com

navigating your business to **the beehive** has never been easier!

### viewing/further information

To arrange a viewing or for further information please contact one of the joint letting agents.

[www.thebeehive-blackburn.co.uk](http://www.thebeehive-blackburn.co.uk)



**Misrepresentation Act** These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. September 2016

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