

## Retail and Trade Counter Units, Glenfield Business Park, Blackburn, BB1 5PF



### TO LET

#### High Quality Ground Floor Showroom / Trade Counter / Business Space

From 1,775 sq ft to 2,673 sq ft

- Superb location with easy access to the motorway network
- Ample on site parking
- High quality specification

### Location

The property is situated on Philips Road, in a prominent location, with easy access to Whitebirk Drive and Junction 6 of the M65 motorway.

This is an established office and industrial area, with occupiers in the vicinity including The Grass Factory, Darwen Terracotta and Blackburn Audi

### Description

The space is situated in the ground floor of a recently refurbished high quality two storey premises.

They have significant glazed frontage together with ample on site parking.

They would suit retail, showroom, trade or office use and have been fitted out to a high quality specification.

### Accommodation

Space from 1,775 sq.ft to 2,673 sq.ft

Additional office space is also available on the first floor. Full details on request.

### Services

The individual units will be sub-metered.

### Rating

Each suite will require assessment upon occupation. Full details on request.

### Lease Terms

Available on the basis of a minimum term of 3 years on effective full repairing and insuring terms.

### EPC

An EPC is available on request

### VAT

VAT is applicable to figures quoted in these particulars

### Service Charge

A service charge will be levied on occupiers within the ground floor space. It is anticipated that the cost will be in the region of £2 per sq.ft.

### Building Insurance

Landlord to insure the building and charge the premium to the tenant on a pro rata basis.

### Rental

From £10 per sq.ft plus VAT

### Legal Costs

Each party to be responsible for their own legal costs.

### Viewing

Strictly through agents  
Taylor Weaver

# TAYLOR WEAVER

CHARTERED SURVEYORS

## Retail and Trade Counter Units, Glenfield Business Park, Blackburn, BB1 5PF

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**RICS**

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