

The Innovation Centre, Haslingden Road, Blackburn, BB1 2FD

**TO LET**



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**Use - Office**

**Size - 227 - 469 Sq ft**

**Rent - Rents from £25 per sq.ft. Inclusive of service charge, building insurance etc.**

- Suites from 227 to 469 sq.ft
- Flexible lease terms
- Close to Junction 5 of the M65 Motorway



**RICS**

COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## The Innovation Centre, Haslingden Road, Blackburn, BB1 2FD

### Location

The Innovation Centre is strategically located within half a mile of Junction 5 of the M65 motorway, which provides direct access to the M6 and M61 to the west and the M66 to the east.

Blackburn Town Centre is approximately one and a half miles from the premises.

### Description

The Innovation Centre provides flexible office space from 228 sq.ft to 1,206 sq.ft

The Centre also has a fully equipped meeting and video conferencing facilities and a wide range of business support services available, the Innovation Centre will provide existing companies with a sense of community to stimulate business growth and a nurturing and supportive environment for entrepreneurs during the critical start up stage of their business.

### Accommodation

The current availability is as follows:

UNIT	AREA (sq.ft)
G03	227
G04&G05	469
G12	294
103	225
107	269
109	294
110	357
111	354

### Rental

Rents from £25 per sq.ft. Inclusive of service charge, building insurance etc.

### Lease Terms

The suites are available on flexible lease terms, subject to a minimum of 12 months.

### Rating

Individual suites will be assessed upon occupation.

Subject to certain conditions no business rates should be payable by the occupier

### VAT

Vat is applicable to figures quoted in these particulars

### Services

All mains services are available to the premises.

### EPC

An EPC is available on request.

### Viewing

Through agents

Taylor Weaver

(Rebecca Weaver)

01254 699030



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