

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









# TO LET

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



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030



## 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:

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|-----------------------------------|--------------|
| 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 cuitos will be accessed 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

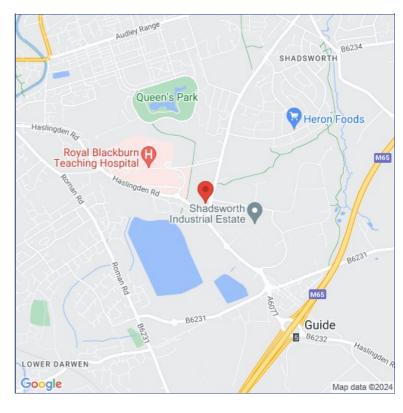
All mains services are available to the premises.

#### **EPC**

An EPC is available on request.

## Viewing

Through agents Taylor Weaver (Rebecca Weaver) 01254 699030



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