

Unit 16, Trident Park, Trident Way, Blackburn, BB1 3NU

TO LET



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Use - Office

Size - 670 Sq ft

**Rent - £7,500 per annum inclusive of S/c,
BI and Utilities**

- Ground Floor Office Accommodation
- Good motorway access
- No Rates
- Inclusive rent



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

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Location

The premises are well located in a pleasant canalside location on Trident Office Park, which fronts Whitebirk Drive to the east of Blackburn and within 400 yards of Junction 6 of the M65 motorway.

This particular unit overlooks the Leeds and Liverpool Canal.

Description

The premises comprise the ground floor of a modern two storey office building, with brick and insulated metal clad walls and roof and includes double glazed aluminium framed windows.

Internally access is via reception area leading to open plan ground floor office area, which includes carpeted floors, painted plastered walls, suspended ceiling and recessed lighting.

Male and female toilet facilities, together with kitchen facilities are included.

The building has 2 dedicated car park spaces with overflow parking available in the immediate vicinity.

Accommodation

We have calculated the net internal floor area to be 670 sq.ft.

Rental

£7,500 per annum inclusive of S/c, BI and Utilities

Lease Terms

The premises are available on a minimum 2 year license with the tenant occupying on internal repairing basis only.

Deposit

A rental deposit equating to 3 months rental will be held for the duration of the tenancy.

Rating

Eligible businesses may be able to claim small business rates relief. Full detail on request.

Legal Costs

Each party to be responsible for their own legal costs involved in the transacton.

VAT

VAT is applicable

Services

All mains services are connected to the property. The property has the benefit of gas central heating throughout.

Car Parking

The property benefits from 2 designated parking spaces and 2 parking permits

Viewing

Strictly through sole agents

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