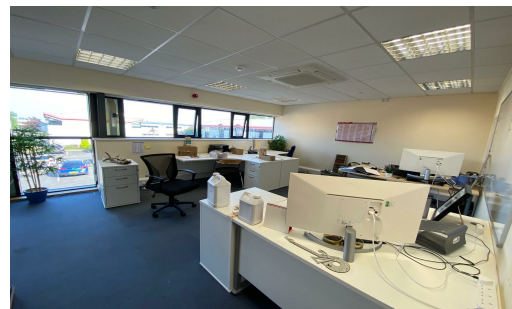


Unit 18, Cunningham Court, Lions Drive, Blackburn, BB1 2QS



TO LET

Use - Office

Size - 1,553 Sq ft

Rent - £16,000 per annum, plus VAT.

- TO LET High Specification Self Contained Office
- Excellent location next to junction 5 of the M65 motorway
- High specification
- On site parking
- Attractive landscaped environment



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

The development is situated at the entrance to Shadsworth Business Park adjacent to junction 5 of the M65 motorway

This is an established office and commercial area with occupiers including Aldrock Surveyors, AP Financial and Euro Garages amongst many other long established businesses.

Description

The property comprises a high specification end terraced two storey office of steel frame construction with feature Kingspan cladding and glass, under a pitched insulated steel profile roof.

Internally the accommodation provides good quality office fit out benefitting from suspended ceilings, LED lights, air conditioning and painted walls. There are 2 w/c facilities and the property has private car parking within an attractive landscaped setting.

Accommodation

We have measured the net internal area of the premises to be 1,553 sq.ft.

Rental

£16,000 per annum, plus VAT.

Lease Terms

The property is available for a minimum period of 6 months upwards

Deposit

A deposit equating to 3 months rent will be required.

Rating

The property has a rateable value of £10,000. This means that qualifying companies will be exempt from business rates at a cost of £0, further details are available on request.

Legal Costs

Each party is to be responsible for their own legal costs.

Services

All mains services with the exception of gas are available to the property.

Viewing

Strictly via sole agent Taylor Weaver

James Taylor

Director

01254 699 030



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