

2 Sentinel Court, Wilkinson Way, Blackburn, BB1 2EH

**TO LET**



## TO LET

Use - Office

Size - 1,313 Sq ft

Rent - £10,500 per annum

- Ground Floor Office Accommodation
- 1,173 sq ft
- Parking for 4 vehicles
- Good quality specification
- Easy access to the national motorway network



**RICS**

COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

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### Location

The premises are located off Haslingden Road in an established commercial/business area with easy access to Junction 5 of the M65 motorway.

Neighbouring occupiers include RPC Containers, Euro Garages, Chubb Fire & Security and Lance Mason Solicitors.

### Description

The property comprises a semi-detached two storey modern office building constructed on a steel frame with brick and insulated clad walls and roof.

The office is on the ground floor providing an open plan space with carpeted floors, 3 compartment perimeter trunking, painted plasterboard walls, double glazed aluminium framed windows and suspended ceilings with recessed lighting.

On the ground floor there are male & female WC facilities, a disabled toilet, together with a kitchen.

Externally there is parking for 8 spaces with 4 being designated to the ground floor office .

### Accommodation

We have calculated the net internal area of the premises to be 1,313 sq.ft

### Rental

£10,500 per annum

### Lease Terms

A 3 year term on full repairing and insuring terms

### Service Charge

A service charge equating to approximately £1,500 per annum is levied to cover the cost of external maintenance, landscaping and security.

### Rating

From the Valuation Office Agency rating list, as published on the internet, we are advised that the property has a rateable value £19,250.

The property is to reassessed to upon occupation. Further details on request.

### Legal Costs

Each party to be responsible for their own legal costs

### VAT

VAT is applicable to figures quoted in these particulars

### Services

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

### EPC

An EPC is available on request

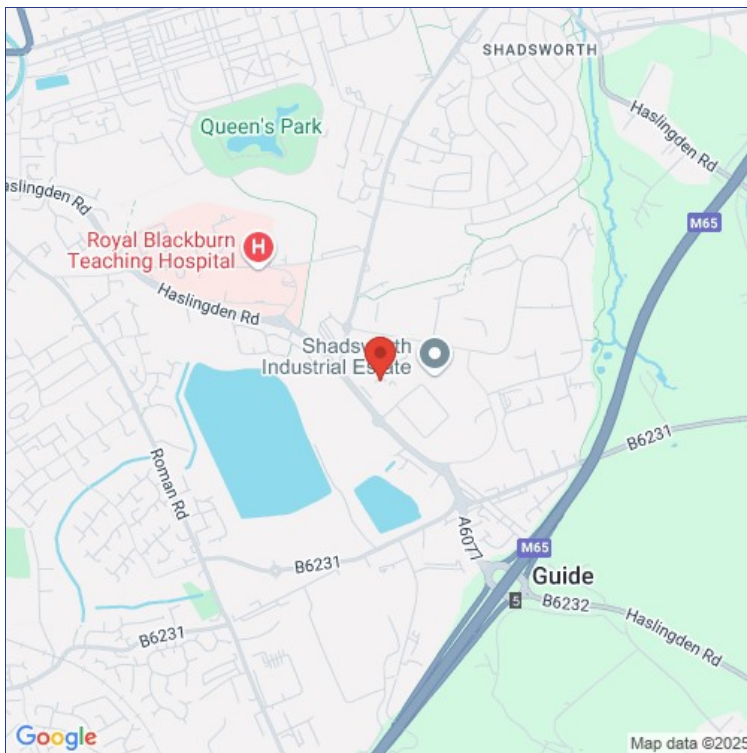
### Viewing

Strictly through agents

Taylor Weaver

(Rebecca Weaver)

01254 699030

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