

20 Trident Park, Trident Way, Blackburn, BB1 3NU

**TO LET**



## TO LET

Use - Office

Size - 1,450 Sq ft

Rent - £15,000 per annum plus VAT

- Modern Two-Storey Offices
- Excellent location close to junction 6 of the M65 motorway
- Established office area
- Available immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## 20 Trident Park, Trident Way, Blackburn, BB1 3NU

## Location

The property is situated on the popular Trident Park office park adjacent to the Leeds Liverpool canal on the edge of Blackburn

The building has pleasant canal side views across open countryside to the rear.

It is situated with easy access to Blackburn town centre and to Junction 6 of the M65 motorway which lies around 400 metres from the property.

Nearby occupiers include Audi, Volkswagen, BMW, Mini and Warranty Wise.

## Description

The property comprises a mid terraced two storey office building with brick and insulated metal clad walls and roof. It has the benefit of aluminum framed double glazed windows.

Internally, the premises is constructed to a high quality office specification which includes carpet and laminate floors, painted plasterboard walls, electric heating and suspended ceiling with LED lighting.

Male and female toilets together with a kitchen are located on the ground floor.

Externally, there are 5 dedicated car parking spaces within attractive landscaped gardens.

## Accommodation

We have calculated the net internal area to be as follows:

Ground Floor	669 sq. ft
First Floor	781 sq. ft
Total	1,450 sq. ft

## Rental

£15,000 per annum plus VAT

## Lease Terms

The premises are available by way of a new lease for a minimum of 3 years on full repairing and insuring terms.

The tenant will be responsible for the costs of occupation which include electricity, water and business rates.

## Service Charge

The tenant is to be responsible for the service charge levied on the property to cover the general estate. It is understood that the cost is currently £65.00 per month, plus VAT.

## Building Insurance

Landlord to insure the property and charge the premium to the tenant.

## Rating

The property has a ratable value of £14,000. Further details on request

## Legal Costs

Each party are responsible for their own legal costs.

## VAT

VAT is applicable to figures quoted in these details.

## Services

With exception of gas, all mains services are connected to the property.

## EPC

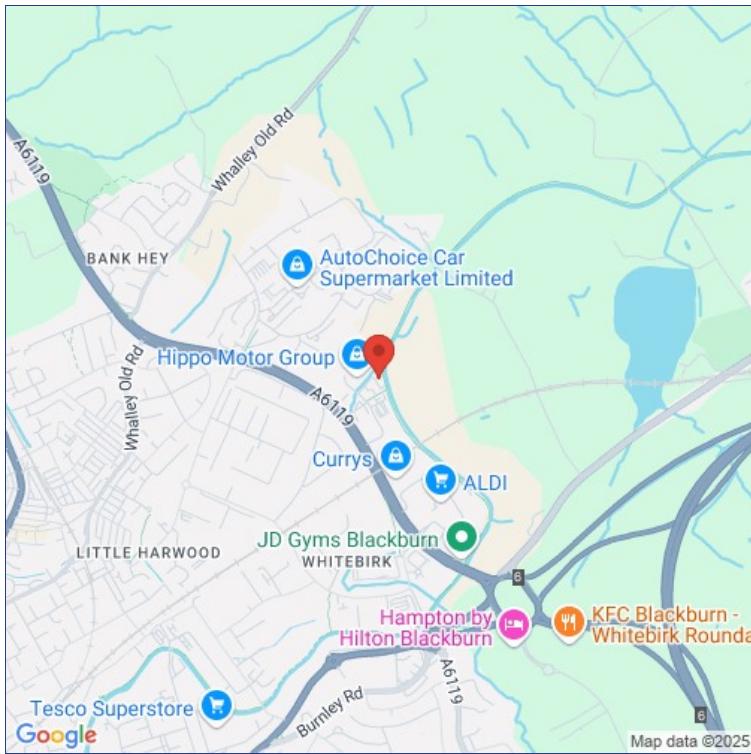
An EPC is available on request.

## Planning

Office use only.

## Viewing

Strictly via sole agents Taylor Weaver Limited  
Neil Weaver MRICS  
Tel: 01254 699 030

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