

Blackburn Rovers Business Centre, Darwen End Stand, Ewood Park, Blackburn, BB2 4JF

TO LET

Blackburn Rovers Business Centre



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Use - Office

Size - 209 - 6,205 Sq ft

Rent - From £3,180 per annum upwards

- Modern Office Suites Within this Historic Stadium
- Good quality specification
- Ample on site parking
- Competitive terms



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

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Email: info@taylorweaver.co.uk

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Location

The accommodation is located in the Darwen End Stand of the historic Ewood Park football stadium which is located approximately 2 miles South of Blackburn town centre and within 1 mile of junction 4 of the M65 motorway.

Description

The accommodation is located on first and second floor of the stand and comprises a series of good quality office suites benefitting from carpeted floors, painted plaster walls, heating and suspended ceiling with recessed lighting.

They are accessed from a ground floor entrance area with lift access to the upper floors which opens into the manned business centre reception area.

Externally there is ample on site parking with reserved spaces available on match days.

Accommodation

We are able to offer the following suites:

First Floor

Suite	Size(Sq.ft)	Rent(per Month)
2	300	£420
6	258	£370
8	271	£350
9	210	£280
10	209	£265
11	216	£290
12	210	£280
13	323	£410
14	230	£300
15	223	£290
16	495	£625
17	242	£340
23	323	£425
24	689	£900

Rents include service charge and building insurance

Second Floor

Suite 1 (Garner Suite)	4,930 sq.ft	On application
Suite 2 (Suter Suite)	1,275 sq.ft	On application
Suite 3 (whole floor)	6,205 sq.ft	On application

Rental

From £3,180 per annum upwards

Lease Terms

The ingoing tenant will occupy the suites on an internal repairing basis only for a minimum period of 3 years.

Deposit

A deposit equating to 3 months rent will be required to be paid in advance.

Rating

The first floor suite benefit from small business rates relief. The upper floor will be assessed upon occupation. Further information on request.

Legal Costs

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

VAT

VAT is applicable to figures quoted in these particulars.

Services

With the exception of gas all mains services are available to the property. Costs of electric to be sub-metered.

EPC

An EPC is available on request.

Anti Money Laundering

Please note that we are now required to carry out customary due-diligence on all tenants once a lease is agreed, whereby we are required to obtain proof of identity and proof of address of the prospective tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

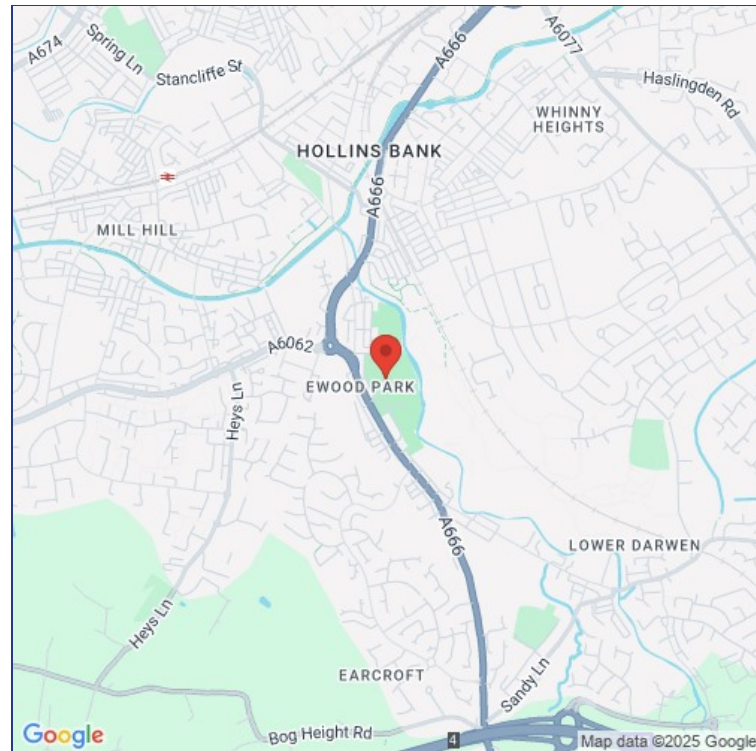
Special Offer

Move into a suite before August 2025 and receive a complimentary season ticket in the Riverside Stand for the 2025/2026 season

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Viewing

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



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