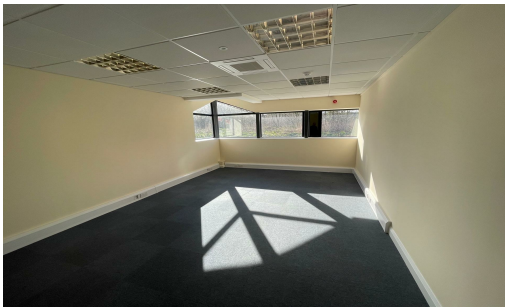


Cunningham Court, Lions Drive, Blackburn, BB1 2QS

TO LET



TO LET

Use - Office

Size - 175 - 299 Sq ft

Rent - From £90 per week

- High Quality Office Suites
- From 175 to 299 sq ft
- All inclusive rentals
- Immediate occupation available
- Close to Junction 5 M65 motorway



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

Cunningham Court is situated at the entrance of Shadsworth Business Park, adjacent to Junction 5 of the M65 motorway.

Description

The development comprises a series of high quality office buildings which have been let to various well known local occupiers.

Suites are available in Units 14-18. They comprise modern two storey buildings with a series of office suites available on the ground and first floor levels accessed via a central stairwell set within an atrium entrance foyer.

Accommodation

The current availability is as follows:

Office	Size	Rent (+VAT)	SC (+VAT)	BI (+VAT)
Unit 14 Suite 2	261 sq.ft	£4,680pa	Included	Included
Unit 14 Suite 4	299 sq.ft	£5,200pa	Included	Included

The offices benefit from the following specification :

- 24 hour access
- Double glazed windows
- Shared kitchen facilities
- Contract quality carpet tiles
- Perimeter trunking
- Air conditioning
- High speed internet connection to MBPS to 100 MBPS

Rental

From £90 per week

Lease Terms

Each suite is available on flexible terms, subject to a minimum of 12 months.

Deposit

A deposit is required for the suite. Further details on request.

Legal Costs

Each party to be responsible for their own legal costs.

Services

All services, with the exception of gas, are available to the premises.

Planning

The property has planning consent for office use under Class B1 of the Town and Country Planning (Use Classes) Order.

Viewing

Strictly through agents
Taylor Weaver
(Rebecca Weaver)
01254 699030

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