

DAISYFIELD

BUSINESS CENTRE

OFFICES TO LET
DAISYFIELD BUSINESS CENTRE
APPLEBY STREET
BLACKBURN, BB1 3BL

463 TO 9,480 SQ FT (43 TO 880 SQ M)

- Good quality office suites within a popular business centre
- Free onsite car parking
- On site management and security
- Free meeting and conference facilities for tenants



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DESCRIPTION

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Daisyfield Business Centre is a former five-storey mill which has undergone an extensive refurbishment programme, undertaken in a sympathetic manner to maintain original features of the building in order to provide modern specification offices in a vibrant business environment.

Standing adjacent to the Leeds and Liverpool Canal it is the largest surviving corn mill in Blackburn and ranks as one of the town's most interesting non-textile buildings.

Its unique architectural style, including original steel columns, impressively blends both traditional and modern design in an efficient, affordable workspace.

ACCOMMODATION

The first two floors are occupied by the NHS who have the benefit of their own separate entrance.

Offices are available for immediate occupation individually or combined in order to accommodate specific occupier requirements. Below is an outline of the current availability:

TYPICAL AVAILABILITY SCHEDULE

SUITE (FLOOR)	SIZE
302 (3rd)	905 sq ft
303 (3rd)	678 sq ft
304 (3rd)	990 sq ft
311 (3rd)	463 sq ft
312 (3rd)	1,034 sq ft
314 (3rd)	1,022 sq ft
401 (4th)	615 sq ft
503 (5th)	1,720 sq ft
509 (5th)	1,070 sq ft
510 (5th)	4,110 sq ft
511 (5th)	1,315 sq ft

Current Occupiers include:



DAISYFIELD

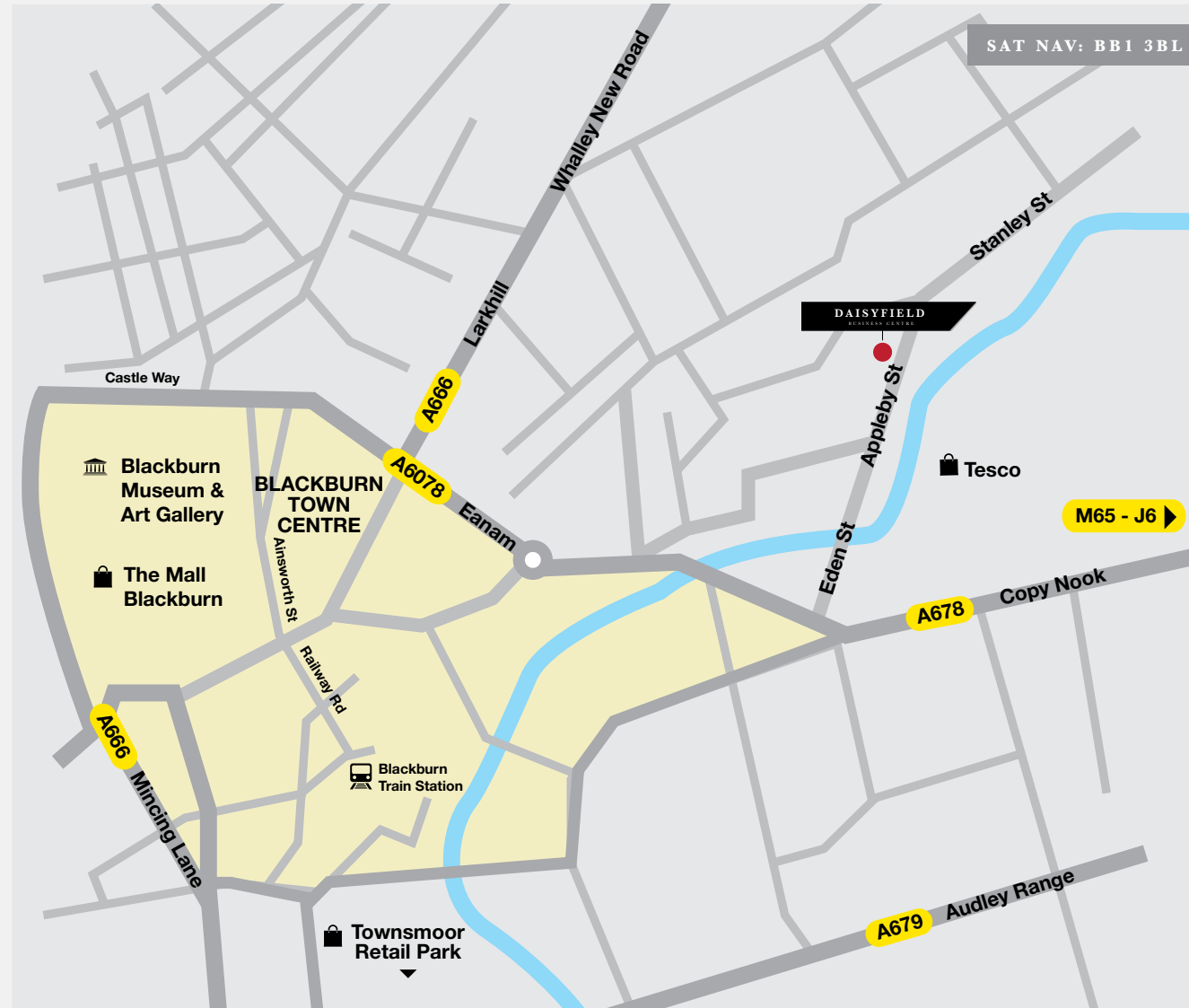
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LOCATION



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Strategically located approximately one mile from Junction 6 of the M65 motorway and within a few minutes drive from Blackburn Town Centre and its amenities.



SPECIFICATION

There is lift access to all floors off the entrance reception, which is occupied by the Centre Manager between 8am and 5pm. Individual suites benefit from Category 2 lighting, carpets, are supported by good natural light, feature brickwork and beams. Suites on the fifth floor incorporate character mezzanine floors. Heating is from wall mounted electric panel heaters with gas hot water systems on the fifth floor.

There is free occupier and visitor parking onsite. Parking is allocated on a ratio of 1:421 sq ft.

MORE INFORMATION

Terms

The offices are available for immediate occupation individually or combined in order to accommodate specific occupier requirements, on conventional leases, or indeed on short form lease agreements which provide a simple “easy in, easy out” arrangement for growing businesses. Rents are quoted inclusive of external repairs and car park maintenance, buildings insurance, heating and lighting to common areas, CCTV and centre management.

VAT

All rents and outgoings are subject to VAT at the prevailing rate.

Legal Costs

Each party should be responsible for their own legal costs incurred in the transaction.

CONTACT

For further information, or to arrange a viewing, please contact:

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Surveyor

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Surveyor

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