

GM House, Ground Floor, Wilkinson Way, Blackburn, BB1 2EH

**TO LET**



## TO LET

Use - Office

Size - 10,000 Sq ft

Rent - ON APPLICATION-INCENTIVES  
AVAILABLE

- High Quality Modern Ground Floor Office Suite
- INCENTIVES AVAILABLE
- Easy access to the M65 motorway
- Ample on site parking



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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### Location

The premises are prominently situated fronting Haslingden Road on the popular Shadsworth Business Park which lies approximately 0.75 miles from junction 5 of the M65 motorway.

Blackburn town centre lies approximately 2 miles to the North West with access via the A6177.

This is an established business area with other occupiers in the vicinity including The GM Group, Eurogarages, Starbucks and The Willows public house and hotel.

### Description

The premises comprise a high quality two-storey purpose built office premises set within its own landscaped grounds.

The ground floor is available for lease and comprises a fully fitted office suite extending to approximately 10,000 sq.ft NIA.

The space has the benefit of air conditioning, suspended ceiling with recessed lighting, numerous meeting rooms and private offices together with various networking pods.

Access to the suite is off a high quality communal entrance area and w.c facilities are shared with the first floor occupier.

Externally there is ample on site parking within attractive landscaped grounds.

### Accommodation

We have calculated the net internal area of the premises to be 10,000 sq.ft.

It is possible to extend the floor space by including a small workshop extending to approximately 4,500 sq.ft.

Further details concerning the workshop are available on request.

### Rental

ON APPLICATION-INCENTIVES AVAILABLE

### Lease Terms

The ground floor suite is available by way of a new lease for a period of 5 years with the new tenant occupying on effective full repairing and insuring terms and being responsible for the usual occupiers costs to include business and water rates and electricity.

### Service Charge

A service charge is levied to cover the costs of external build and maintenance, landscaping, cleaning of the communal areas, CCTV etc. It is anticipated the service charge will be in the region of £3.00 per sq.ft. Further details are available on request.

### Rating

The property will require reassessment upon occupation and it is anticipated however rates payable will be in the region of £40,000. Further details on request.

### Legal Costs

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

### Services

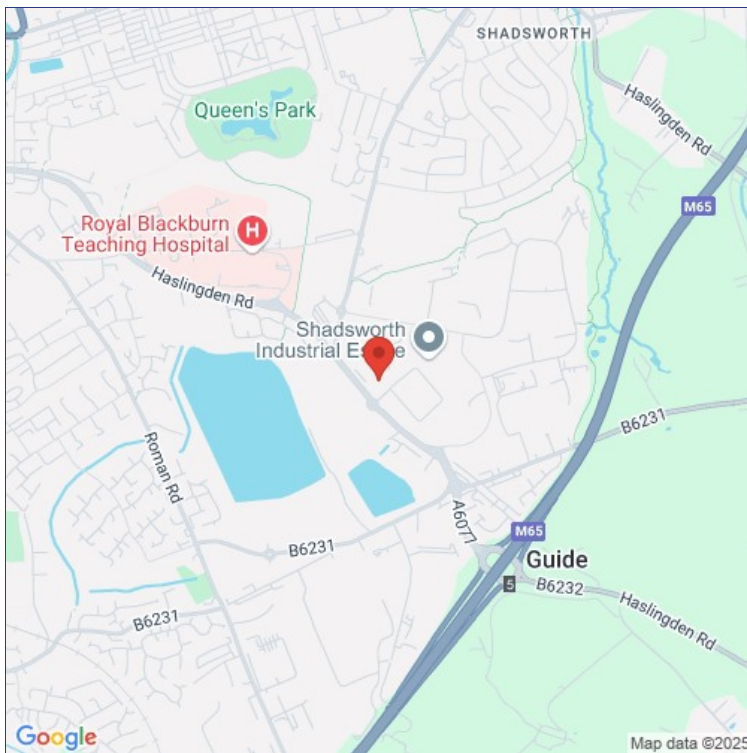
With the exception of gas all mains services are connected to the property. The property benefits from a temperature control air handling system throughout.

### EPC

An EPC is available on request.

### Viewing

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

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