

Innovate at The Beehive, Lions Drive, Blackburn, BB1 2QS

TO LET



TO LET

Use - Office

Size - 163 - 2,697 Sq ft

Rent - From £65 per week

- High Quality Office Suites
- Prominent landmark office building next to the Beehive Roundabout J5 M65 motorway
- Ample on site parking
- Recently Refurbished Reception
- EPC Rating of B



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

The building is situated adjacent to the Beehive Roundabout on the popular Shadsworth Business Park, close to Junction 5 of the M65 motorway.

This is an established location with facilities close by including a public house, hotel, petrol filling station, convenience store and fitness centre.

Description

The suites range from 378 to 2,697 sq.ft and provide high quality office accommodation.

The property has a manned recently refurbished reception, break out area and ample parking within landscaped grounds.

The suites benefit from the installation of LED lighting, new signage, redecoration and new carpets.

Parking will be available within landscaped grounds.

Accommodation

The following suites are available:

| Suite | Size (sq.ft) | Rent (Pa) |
|-------|--------------|-------------|
| 1A | 378 | £7,790 |
| 1K | 246 | £5,070 |
| 4D | 163 | £3,365 |
| 5E | 304 | £6,270 |
| 5F | 234 | £4,830 |
| 5G | 204 | £4,210 |
| 9B | 876 | £17,600 |
| 15A | 786 | £15,400 |
| 16A | 2697 | £51,300 |
| 16D | 1160 | £22,740 |
| 16H | 1145 | £22,445 |
| 16I | 1259 | Under Offer |

Rents include service charge and building insurance. Electric is separately charged.

Rental

From £65 per week

Lease Terms

Suites are available by way of a new effective full repairing and insuring lease for a term of years to be agreed, subject to a minimum of 3 years.

Service Charge

Included in the rent

Building Insurance

Included in the rent

Deposit

A deposit based on 10% of the rent will be required

Rating

Available on request.

Legal Costs

Each party 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 premises

EPC

An EPC is available on request

Planning

Office use only

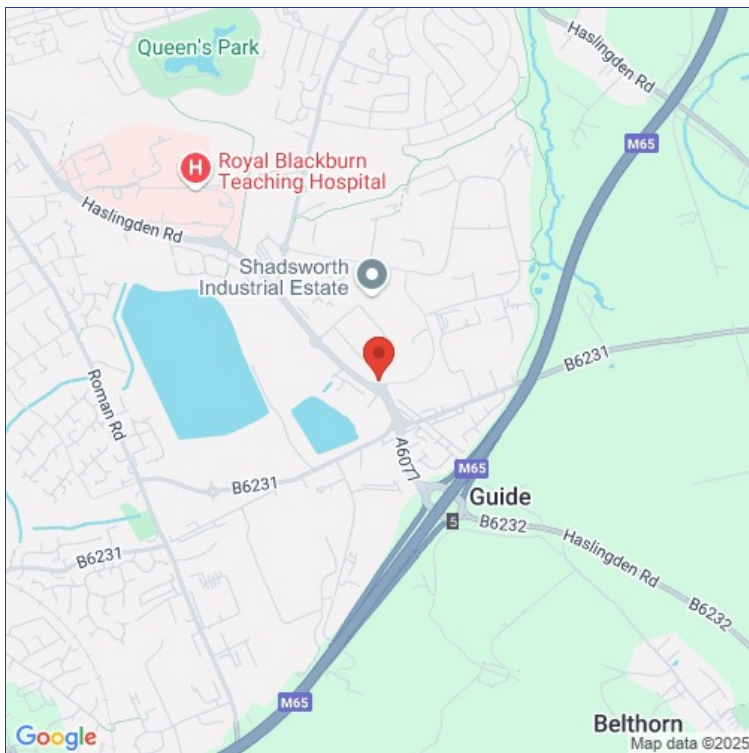
Administration Fee

An administration fee of £150 plus VAT is charged in respect of a credit check and preparation of the tenancy agreement

Viewing

Strictly through agents
Taylor Weaver
(Neil Weaver)
neil@taylorweaver.co.uk
01254 699030

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