

Suite 18, Blackburn Gateway, Accrington Road, Blackburn, BB1 3NY

TO LET



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Use - Office

Size - 1,100 Sq ft

Rent - £1,540pcm + VAT

- Modern Office Suite
- FIRST 3 MONTHS AT HALF RENT
- Excellent Motorway access close to Junction 6 of M65
- Immediate Availability



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 property is prominently located on Accrington Road close to its junction of Whitebirk Road and Shadsworth Road (Intack traffic lights) and within 0.5 miles of junction 6 of the M65 motorway.

Description

The office is located on the first floor of the building and has been finished to a good standard. It benefits from carpet tiled floors, suspended ceilings and recessed cat 2 lighting.

The building benefits from a communal reception / waiting area on the ground floor. Tenants are also able to use the meeting room free of charge. Externally there is parking available in the immediate vicinity.

Accommodation

The Net internal area is 1,100 sq.ft

Rental

£1,540pcm + VAT

Lease Terms

The office suites is available on flexible lease terms with the tenants to occupy on an internal repairing basis.

A rental deposit equating to 3 months rental will be held for the duration of the tenancy.

Inclusive of license fee and Estate charge.

Electricity is metered individually.

Rating

As of April 2023 the current rateable value is £8,900.

it is therefore anticipated that eligible businesses are able to claim small business rate relief. Further details on request.

Legal Costs

Occupation is available by signing a very simple lease for which only nominal legal fees of £100 + vat will be chargeable

VAT

All figures quoted are subject to VAT at the prevailing rate

Services

All main services are connected to the property.

Each suite has the benefit of individually controlled electric wall mounted panel heaters.

Viewing

Strictly through agents Taylor Weaver
(Rebecca Weaver)
01254 699030

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