

The Innovation Centre, Haslingden Road, Blackburn, BB1 2FD

**TO LET**



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Use - Office

Size - 227 - 1,321 Sq ft

Rent - From £110 per week

- Flexible lease terms
- Close to Junction 5 of the M65 Motorway
- 24/7 secure access with CCTV
- Fully equipped meeting/conference facilities



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## The Innovation Centre, Haslingden Road, Blackburn, BB1 2FD

### Location

The Innovation Centre is strategically located within half a mile of Junction 5 of the M65 motorway, which provides direct access to the M6 and M61 to the west and the M66 to the east.

Blackburn Town Centre is approximately one and a half miles from the premises.

### Description

The Innovation Centre provides flexible office space from 227 sq.ft to 1,321 sq.ft

The Centre also has a fully equipped meeting and video conferencing facilities and a wide range of business support services available, the Innovation Centre will provide existing companies with a sense of community to stimulate business growth and a nurturing and supportive environment for entrepreneurs during the critical start up stage of their business.

### Accommodation

The current availability is as follows:

UNIT	AREA (sq.ft)	RENT (Weekly)
101	227	£110 pw
102	231	£111 pw
103	231	£111 pw
104-106	706	£340 pw
107	269	£130 pw
108	338	£162 pw
109	296	£142 pw
110	357	£172 pw
111	354	£170 pw
112-113	1,321	£635 pw

### Rental

From £110 per week

### Lease Terms

The suites are available on flexible lease terms, subject to a minimum of 12 months.

The rent is inclusive of service charge, building insurance electricity and heating (Fair usage).

### Rating

Individual suites will be assessed upon occupation.

Subject to certain conditions no business rates should be payable by the occupier

### Legal Costs

Each to pay their own costs.

### VAT

Vat is applicable to figures quoted in these particulars

### Services

All mains services are available to the business centre

### EPC

An EPC is available on request.

### Viewing

Through agents  
Taylor Weaver  
(Rebecca Weaver)  
01254 699030

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