

Unit 15, Cunningham Court, Lions Drive, Blackburn, BB1 2QS



## FOR SALE or TO LET

Use - Office

Size - 1,553 Sq ft

Rent - From £11 per sq.ft plus VAT

Price - £239,950

- Good Specification Office Building
- Excellent location next to Junction 5 of the M65 motorway
- 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 development is situated at the entrance to Shadsworth Business Park adjacent to Junction 5 of the M65 motorway.

This is an established office area, with occupiers nearby including Tensar International, Nisiac Limited and The Beehive, a modern managed office and business centre.

### Description

The property comprises a high specification mid terrace 2-storey office building of steel frame construction with feature king span cladding and glass walls under a pitched insulated steel profile roof.

Internally the accommodation provides open plan offices benefiting from suspended ceiling incorporating recessed lighting, quality carpet tiles to floor, air conditioning and painted walls.

Male and female WC facilities are available and there is a kitchen on each floor.

Externally, there are five car parking spaces for the whole building within an attractive landscaped environment.

### Accommodation

The net internal area is as follows :-

Ground floor - Shared reception and male and female WC facilities

Suite 15a - open plan office, including kitchenette

715 sq.ft

First floor - Suite 15b - open plan office with kitchenette - 800 sq.ft

### Price

£239,950

### Rental

From £11 per sq.ft plus VAT

### Lease Terms

The property is available on flexible lease terms for a minimum period of 24 months on internal repairing terms.

### Service Charge

To be charged to the occupier. Full details on request

### Deposit

A deposit equating to 3 months rent will be required in respect of a leasehold transaction.

### Rating

Each suite will be assessed upon occupation

### EPC

An EPC is available on request.

### VAT

VAT is applicable to figures quoted in these particulars

### Availability

Immediately available

### Services

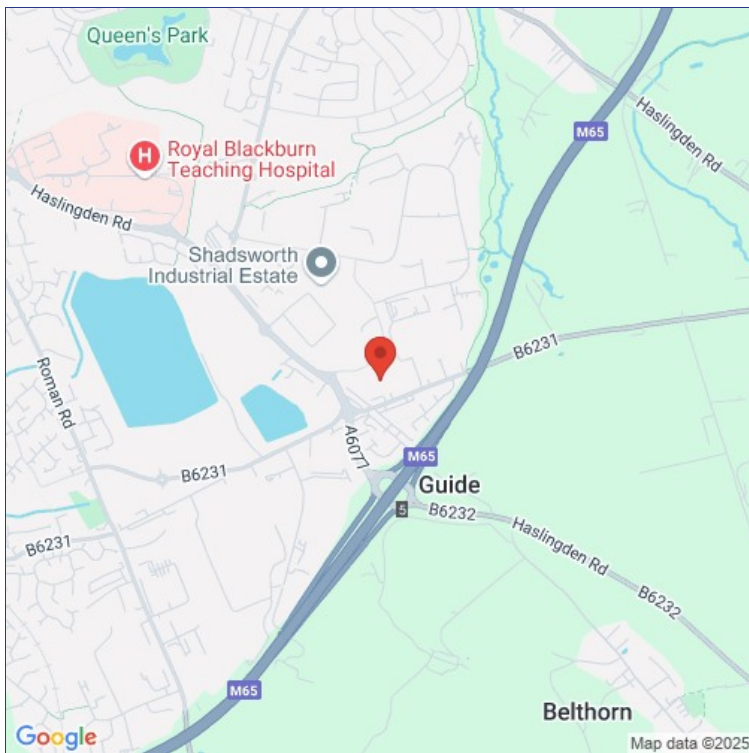
With the exception of gas, all mains services are available. Costs will be apportioned accordingly.

### Planning

The property has planning consent for office use.

### Viewing

Strictly through sole agents  
Taylor Weaver  
(Neil Weaver MRICS)  
01254 699030

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