

Haydock House, Pleckgate Road, Blackburn, BB1 8QW

TO LET



TO LET

Use - Office

Size - 312 Sq ft

Rent - From £5,580 per annum.

- Great location on edge of town centre
- All inclusive rentals
- Flexible lease terms



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 premises are located off Pleckgate Road, close to its junction of Yew Tree Drive and Brownhill Roundabout.

Access to the national motorway network is via Junction 6 of the M65 or Junction 31 of the M6.

Description

The offices are located on the first floor of the building and have been finished to a good standard throughout. Internally the property comprises carpeted floors, perimeter trunking, gas central heating and suspended ceilings with recessed fluorescent lighting throughout.

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.

The rent quoted is based on an all inclusive rental. Included within this price is the service charge, insurance, utilities and furniture. The tenant would be responsible for their own internet / telecoms and business rates.

Accommodation

The followings suites are available to rent immediately:

Suite	Size (sq. ft.)	Rent (per month)
3	312	£465

Tenure

Leasehold

Rental

From £5,580 per annum.

Lease Terms

The premises are to be let by way of a new 3 year tenancy with the ingoing tenant occupying on internal repairing and insuring terms

Rating

Details available on request.

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

VAT

VAT is not applicable to the figures quotes in these particulars

Services

All mains services are connected to the property

EPC

An EPC is available on request

Viewing

Strictly through sole agents Taylor Weaver

Contact: Rebecca Weaver

01254 699030

