

# Haydock House, Pleckgate Road, Blackburn, BB1 8QW









# 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



# Haydock House, Pleckgate Road, Blackburn, BB1 8QW

#### 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**

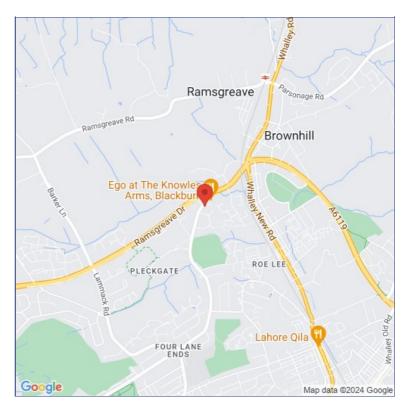
An EPC is available on request

# Viewing

Strictly through sole agents Taylor Weaver

Contact: Rebecca Weaver

01254 699030



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars.