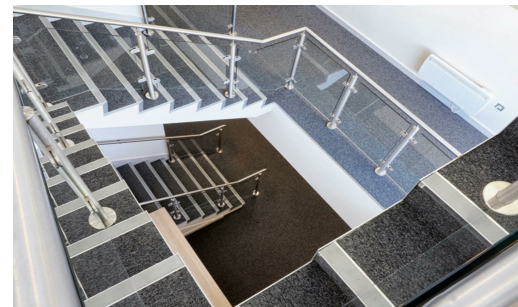


Business First - Blackburn Business Centre, Davyfield Road Blackburn, Blackburn,
BB1 2QY

TO LET



TO LET

Use - Office

Size - 1,000 Sq ft

Rent - £10,000 per annum

- Modern Office Suite
- Flexible Lease Terms
- Competitive rentals
- Available Immediately
- Good access to the M65 Motorway



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 conveniently situated at the junction of Roman Road and Davyfield Road, overlooking the M65 motorway, in an established commercial area approximately two miles south of Blackburn town centre.

Access to the national motorway network is via Junction 5 of the M65 motorway, which lies approximately one mile from the subject property.

Description

The premises comprises a 1,000 sq.ft office suite within this three storey purpose built business centre.

The features of the development include:

- ~ impressive entrance with fully staffed reception
- ~ fully equipped with the latest communication technology
- ~ lift to all floors
- ~ CCTV
- ~ 24 hour access
- ~ ample on site parking

Accommodation

The net internal area of the suite is 1,000 sq.ft

Rental

£10,000 per annum

Lease Terms

The suite is available on flexible lease terms, full details available on request.

Service Charge

The rent is exclusive of service charge, building insurance and management cost which is recovered by the landlord separately. Further details on request

Deposit

A deposit is required to be paid in advance by the incoming tenant

Rating

We have been unable to locate the business rates however it is anticipated that eligible businesses will be able to claim small business rate relief. Further details on request.

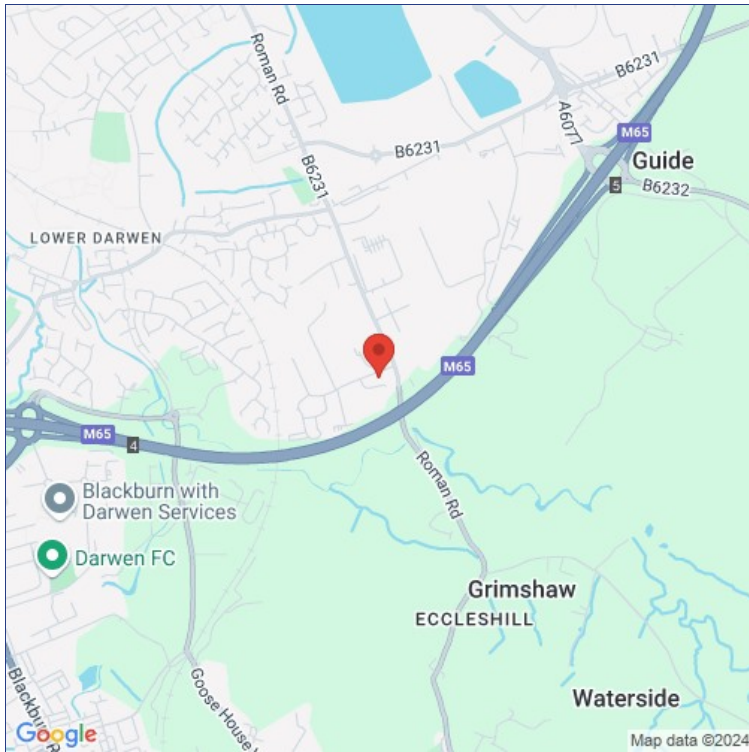
VAT

It is understood that VAT is applicable to the figures quoted in these particulars

Services

It is understood, with the exception of gas, that all mains services are available to the property.

**Business First - Blackburn Business Centre, Davyfield Road Blackburn, Blackburn,
BB1 2QY**



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