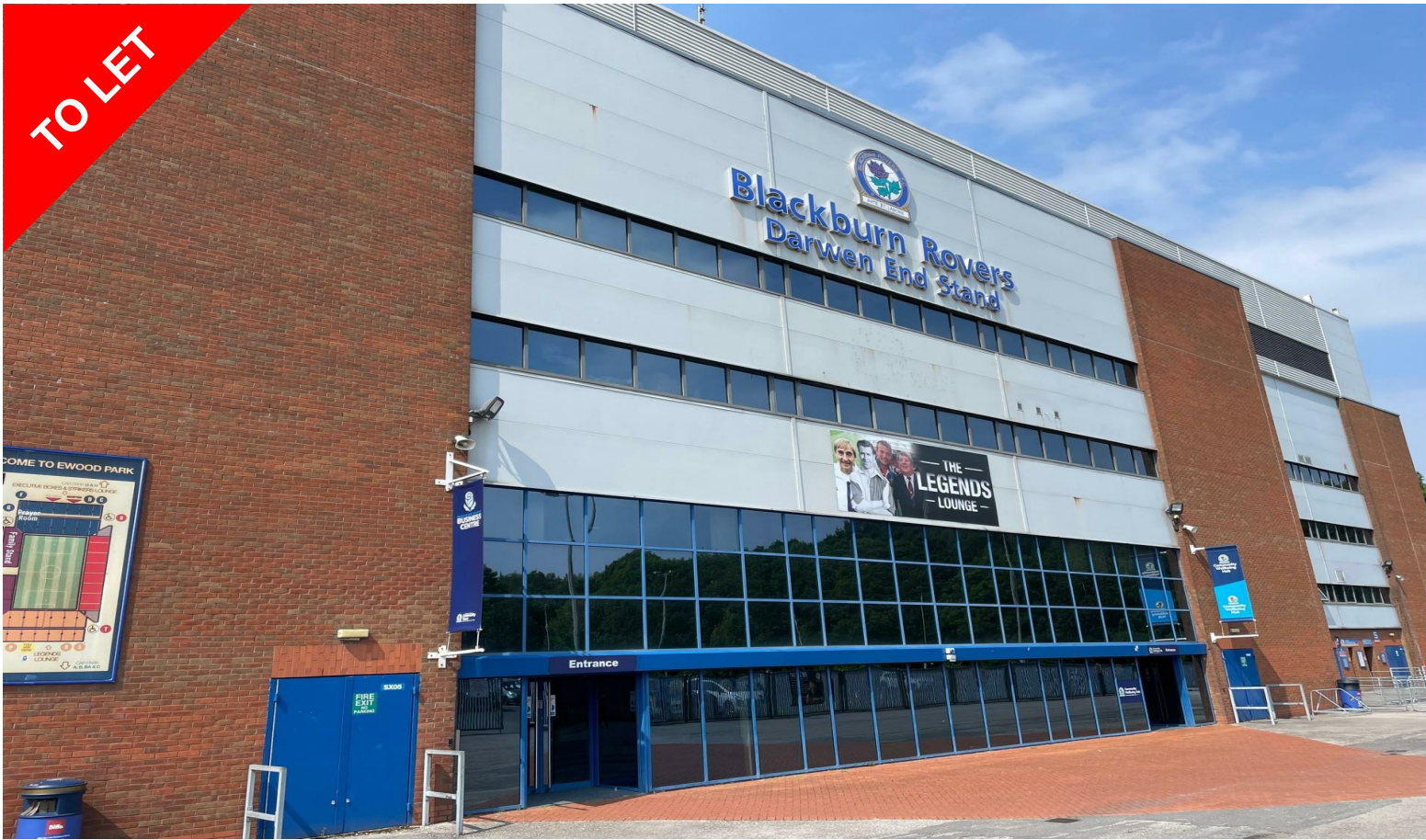


Ewood Park, Darwen End Stand Offices, Blackburn, BB2 4JF

**TO LET**



**TO LET**

Use - Office

Size - 1,275 - 6,205 Sq ft

Rent - £8.00 per sq.ft plus VAT.

- Modern Office Suites Within this Historic Stadium
- Good quality specification (to be refurbished)
- Ample on site parking
- Competitive terms



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)

## Ewood Park, Darwen End Stand Offices, Blackburn, BB2 4JF

### Location

The accommodation is located in the Darwen End Stand of the historic Ewood Park football stadium which is located approximately 2 miles South of Blackburn town centre and within 1 mile of junction 4 of the M65 motorway.

### Description

The accommodation is located on level 2 of the stand accessed from a communal entrance area with stair and lift provision.

The space comprises good quality office accommodation including carpeted floors, painted plaster walls and suspended ceiling with recessed lighting.

Refurbishment works will be undertaken on agreement of a letting of the accommodation to include installation of LED lighting, redecoration, new flooring (where necessary) and upgrades to the communal areas.

Externally there is ample on site parking with reserved spaces available on match days.

### Accommodation

We are able to offer the following suites:

Suite 1 (Garner Suite)	4,930 sq.ft
Suite 2 (Suter Suite)	1,275 sq.ft
Suite 3 (whole floor)	6,205 sq.ft

### Rental

£8.00 per sq.ft plus VAT.

### Lease Terms

The ingoing tenant will occupy the suites on an internal repairing basis only for a minimum period of 3 years.

### Service Charge

A service charge will be levied on occupiers which will cover external repairs, management building insurance, electricity and heating. It is anticipated this cost will be in the region of £6.00 per sq.ft. Further details are available on request.

### Rating

The property will require reassessment upon occupation. Further details are available on request.

### Legal Costs

Each party is to be responsible for their own legal costs.

### VAT

VAT is applicable to figures quoted in these particulars.

### Services

With the exception of gas all mains services are available to the property. Costs of services to be included within the service charge.

### EPC

An EPC is available on request.

### Anti Money Laundering

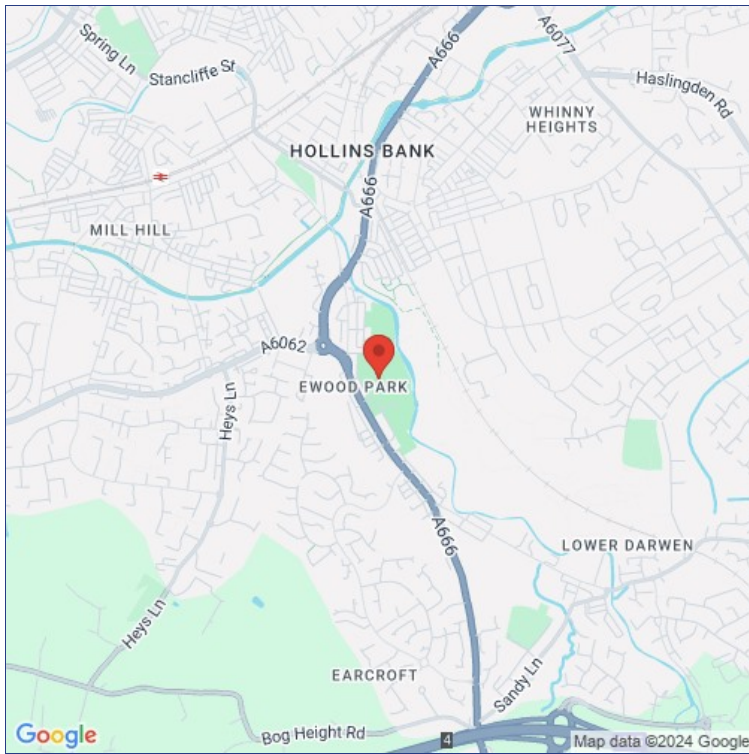
Please note that we are now required to carry out customary due-diligence on all tenants once a lease is agreed, whereby we are required to obtain proof of identity and proof of address of the prospective tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

### Viewing

Strictly via sole agent Taylor Weaver  
Neil Weaver MRICS  
Tel: 01254 699 030

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