

First Floor Offices, Crabtree Street, Furthergate Industrial Estate, Blackburn, BB1 3BD

TO LET



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Use - Office, Retail

Size - 2,125 - 4,250 Sq ft

Rent - £10 per sq.ft plus VAT

- Brand New First Floor Offices
- 2,125 - 4,250 sq. ft.
- Available immediately
- Brand new first floor office accommodation
- Immediately adjacent to Tesco Superstore



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

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Location

The offices will be located at the junction of Crabtree Street and Harwood Street, which is directly off the A678 (Copy Nook road), which links Blackburn town centre with Junction 6 of the M65 motorway.

Crabtree Street is the main thoroughfare for traffic entering Tesco Superstores, which is immediately adjacent to the premises.

The surrounding area is an established business location with a large variety of businesses occupying properties in the immediate vicinity.

Description

The property has been developed to encompass 3 ground floor retail units and then first floor office accommodation.

The property is constructed on a steel portal frame with full height glazed windows under a mono pitched roof, including double skin insulated roof panels.

To the side of the property there is a tarmac surfaced yard for 18 vehicles, which will be designated to the occupiers of the property.

The offices will be completed to a high specification. The landlord will work with interested parties to create an office environment which perfectly suits the occupier.

Accommodation

We have calculated that the offices will have a net internal area of 4,250 sq.ft (394 sq.m)

The unit can be split to create two equal offices of 2,125 sq. ft. each.

Tenure

Leasehold

Rental

£10 per sq.ft plus VAT

Lease Terms

The premises are available to lease for a minimum term of 5 years. The tenant will occupy on effective full repairing and insuring terms and be responsible for the usual occupier's costs, to include business and water rates, electricity and gas.

Service Charge

A service charge will be charged at £1.50 per sq.ft. This figure is subject to annual review and reconciliation. Full details on request.

Rating

To be assessed on completion

Legal Costs

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

Services

All mains services, including gas, will be available to the premises

Planning

B1 (offices)

Viewing

Strictly through agents

Taylor Weaver

(James Taylor)

01254 699030

