

GM House, Ground Floor, Wilkinson Way, Blackburn, BB1 2EH

**TO LET**



**TO LET**

Use - Office

Size - 10,000 Sq ft

Rent - £12.00 per sq.ft.

- High Quality Modern Ground Floor Office Suite
- Excellent location
- Easy access to the M65 motorway
- Ample on site parking



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)

## GM House, Ground Floor, Wilkinson Way, Blackburn, BB1 2EH

### Location

The premises are prominently situated fronting Haslingden Road on the popular Shadsworth Business Park which lies approximately 0.75 miles from junction 5 of the M65 motorway.

Blackburn town centre lies approximately 2 miles to the North West with access via the A6177.

This is an established business area with other occupiers in the vicinity including The GM Group, Eurogarages, Starbucks and The Willows public house and hotel.

### Description

The premises comprise a high quality two-storey purpose built office premises set within its own landscaped grounds.

The ground floor is available for lease and comprises a fully fitted office suite extending to approximately 10,000 sq.ft NIA.

The space has the benefit of air conditioning, suspended ceiling with recessed lighting, numerous meeting rooms and private offices together with various networking pods.

Access to the suite is off a high quality communal entrance area and w.c facilities are shared with the first floor occupier.

Externally there is ample on site parking within attractive landscaped grounds.

### Accommodation

We have calculated the net internal area of the premises to be 10,000 sq.ft.

It is possible to extend the floor space by including a small workshop extending to approximately 4,500 sq.ft.

Further details concerning the workshop are available on request.

### Rental

£12.00 per sq.ft.

### Lease Terms

The ground floor suite is available by way of a new lease for a period of 5 years with the new tenant occupying on effective full repairing and insuring terms and being responsible for the usual occupiers costs to include business and water rates and electricity.

### Service Charge

A service charge is levied to cover the costs of external build and maintenance, landscaping, cleaning of the communal areas, CCTV etc. It is anticipated the service charge will be in the region of £3.00 per sq.ft. Further details are available on request.

### Rating

The property will require reassessment upon occupation and it is anticipated however rates payable will be in the region of £40,000. Further details on request.

### Legal Costs

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

### Services

With the exception of gas all mains services are connected to the property. The property benefits from a temperature control air handling system throughout.

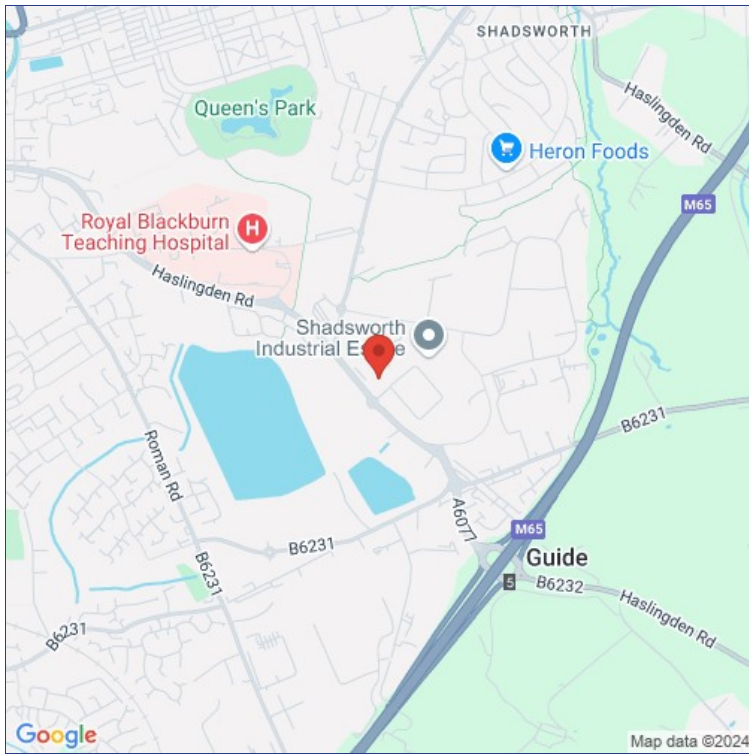
### EPC

An EPC is available on request.

### Viewing

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

GM House, Ground Floor, Wilkinson Way, Blackburn, BB1 2EH



[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030



Email: [info@taylorweaver.co.uk](mailto: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 may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.