

Ground Floor, Blakewater House, Phoenix Park, Blackburn, BB1 5RW

TO LET



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Use - Office

Size - 1,655 Sq ft

Rent - Year 1 £8.00 psf and £10 psf thereafter

- Modern High Quality Ground Floor Office Suite
- Ample on site parking
- Excellent location
- Close to Blackburn town centre and the M65 motorway
- Rent in Year 1 only £8 per sq.ft



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 property is situated on the popular and established Greenbank Business Park, approximately 1.5 miles from Blackburn town centre and just under 0.5 miles from junction 6 of M65 motorway.

The development is home to a number of well known businesses including Silicone Engineering, Lancashire Constabulary, The Range and Hippo Motor Group.

The property is situated within the Phoenix Park development comprising a series of high quality two-storey office buildings constructed in the early 2000's.

Description

The property comprises the ground floor of a two-storey office building. It is of steel frame construction with brickwork walls, under a pitched steel profile roof.

Internally the suite has the benefit of a suspended ceiling incorporating LED lighting, gas central heating, air conditioning and double glazed windows.

The suite has been sub-divided to provide a series of open plan and cellular office space, together with w.c and amenity facilities.

Externally there is parking for 7 vehicles.

Accommodation

We have calculated the net internal area of the property to be as follows:

Ground Floor	
Meeting Room	347 sq.ft
Room 1	185 sq.ft
Kitchen	48 sq.ft
Main Office	495 sq.ft
Private Office 1	109 sq.ft
Private Office 2	75 sq.ft
Private Office 3	195 sq.ft
Private Office 4	96 sq.ft
Private Office 5	105 sq.ft
Total	1655 sq.ft

Rental

Year 1 £8.00 psf and £10 psf thereafter

Lease Terms

The property is available by way of a new lease for a minimum period of 3 years.

The lease will be held on an internal repairing basis with the tenant contributing towards the maintenance of the property by way of a service charge.

Service Charge

Service charge to be levied on the tenant to include external maintenance to the property, landscaping, gritting in winter, external lighting etc. The cost of the service charge is approximately £1000 plus VAT

Building Insurance

The Landlord to insure and charge back. Further details on request.

Rating

The property has a ratable value of £12,500. Eligible businesses may be able to claim some small business rates relief, further information available on request.

Legal Costs

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

VAT

Not applicable

Services

All mains services available to the property

EPC

The property has an EPC rating of C (61).

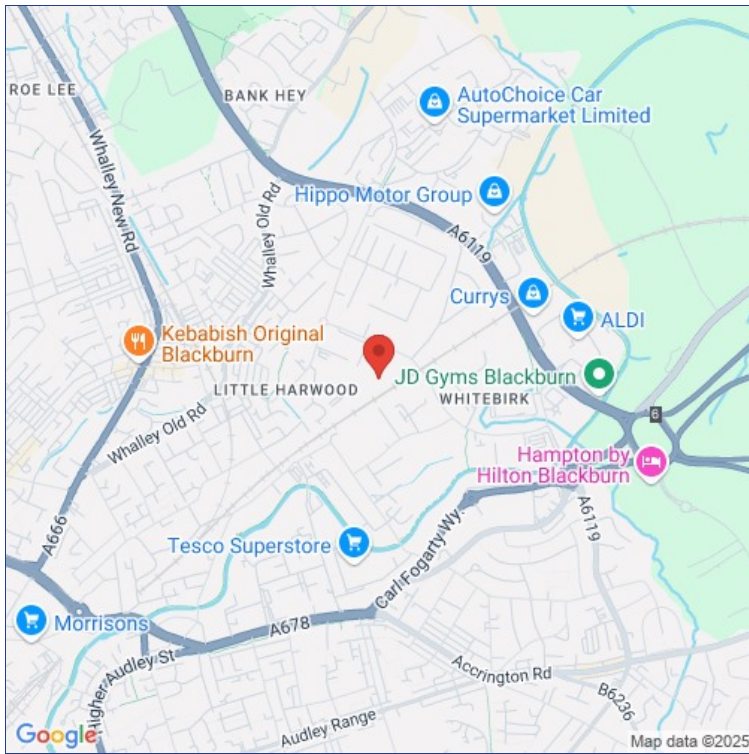
Planning

The suite is suitable for office use within class E g (i)l of the Town and Country Use Classes Order.

Viewing

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

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