

Innovate at The Beehive, Lions Drive, Blackburn, BB1 2QS

TO LET



TO LET

Use - Office

Size - 166 - 2,697 Sq ft

Rent - See schedule

- High Quality Office Suites
- Prominent landmark office building adjacent to the Beehive Roundabout J5 M65 motorway
- Ample on site parking
- Incentives available



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

The building is situated adjacent to the Beehive Roundabout on the popular Shadsworth Business Park, close to Junction 5 of the M65 motorway.

This is an established location with facilities close by including a public house, hotel, petrol filling station, convenience store and fitness centre.

Description

The suites range from 378 to 2,697 sq.ft and provide high quality office accommodation.

The property has manned reception, break out area and ample parking within landscaped grounds.

The suites benefit from the installation of LED lighting, new signage, redecoration and new carpets.

Parking will be available within landscaped grounds.

Accommodation

The following suites are available:

Suite	Size (sq.ft)	Rent (Pa)
1K	246	£4,766
5A	363	£7,241
5B	219	£4,370
5C	235	£4,689
5D	301	£6,005
5E	304	£6,065
5F	234	£4,669
5G	204	£4,070
16A	2697	£46,713
16B	1169	£20,208
16C	379	£7,342
16D	1160	£20,208
16H	1145	£19,946
16I	1259	£21,932

Rents include service charge and building insurance. Electric is separately charged.

Tenants arrange their own telecoms and broadband connectivity.

Rental

See schedule

Lease Terms

Suites are available by way of a new effective full repairing and insuring lease for a term of years to be agreed, subject to a minimum of 3 years.

Service Charge

Included in the rent

Building Insurance

Included in the rent

Deposit

A deposit based on 10% of the rent will be required

Rating

Available on request.

Legal Costs

Each party 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 premises

EPC

An EPC is available on request

Planning

Office use only

Administration Fee

An administration fee of £150 plus VAT is charged in respect of a credit check and preparation of the tenancy agreement

Viewing

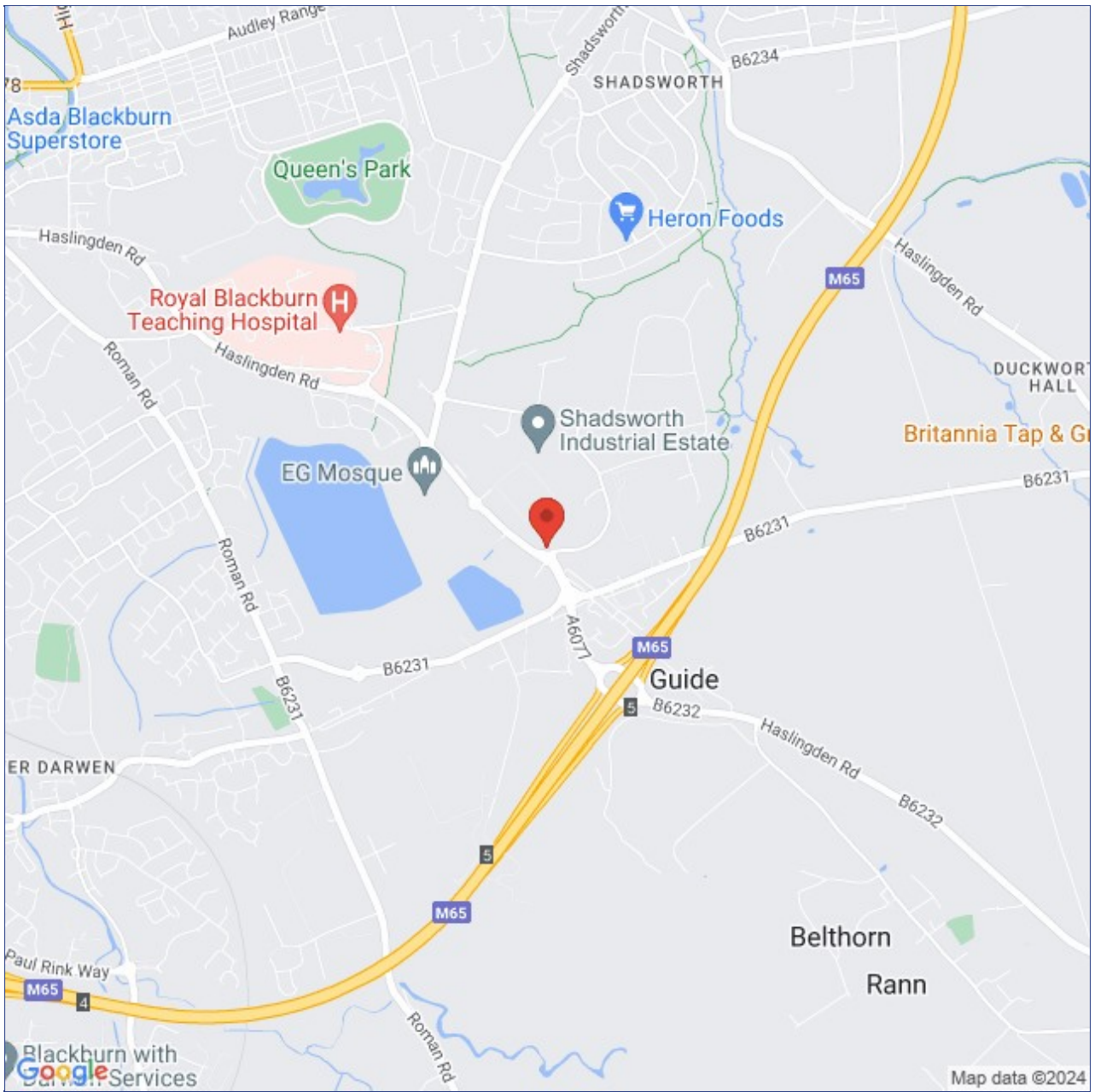
Strictly through agents

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