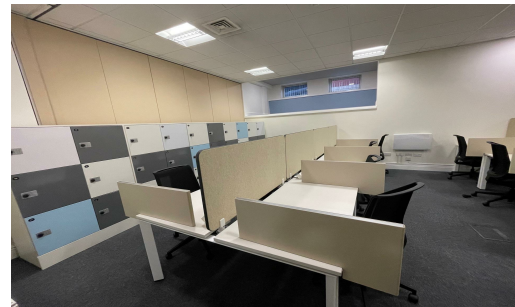
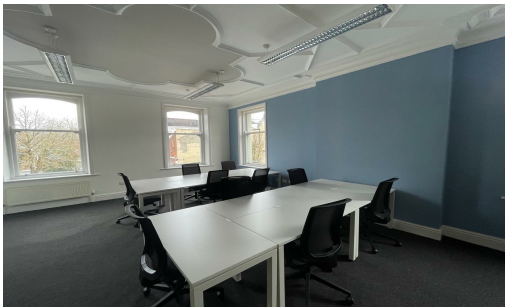


Kings Court, 33 King Street, Blackburn, BB2 2DH

**TO LET**



**TO LET**

Use - Office

Size - 55 - 809 Sq ft

Rent - From £159.00 per workstation per month.

- HIGH QUALITY SUITES WITHIN A GRADE II LISTED BUSINESS CENTRE
- Town Centre location
- Flexible lease terms
- Immediate availability



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Kings Court, 33 King Street, Blackburn, BB2 2DH

### Location

The property enjoys a prime location with a prominent position on King Street, right on the edge of Blackburn town centre and conveniently close to the inner ring road.

This area is a well-established commercial hub, featuring a mix of national, regional, and local businesses in the immediate vicinity.

Key benefits include its proximity to key amenities and attractions such as the Blackburn shopping centre and markets, King George's Hall, Reel Cinema, and Blackburn College—all within walking distance.

Furthermore, it boasts excellent transport links, with Junction 3 of the M65 motorway located just 2.5 miles away, providing easy access to the regional road network.

### Description

The property is a Grade II listed multi-let office building offering a range of spaces tailored for small and growing businesses.

Originally constructed in 1804, the building served as the Royal Hotel for many years and retains its historical charm.

Extensively refurbished in the early 2000s with an investment of over £2.5 million, the property has been modernised to meet contemporary office and business centre standards.

It now provides high-quality, adaptable spaces suitable for various professional needs.

Available suites range from 55 sq. ft. upwards, offering flexibility to accommodate businesses of different sizes. Leases are available on flexible terms, making it an ideal choice for companies seeking a prestigious location with adaptable leasing options.

### Accommodation

The following suites are available:

| Office No | Workstations | Internal / External | SQM   | SQFT  |
|-----------|--------------|---------------------|-------|-------|
| 101       | 4            | Internal            | 11.21 | 121   |
| 102       | 4            | Internal            | 10.83 | 117   |
| 103       | 6            | External            | 17.6  | 189   |
| 104       | 15           | External            | 47.72 | 514   |
| 105       | 3            | External            | 10.42 | 112   |
| 106       | 3            | External            | 10.9  | 10.09 |
| 107       | Occupied     | External            | 12.68 | 136   |
| 108       | 3            | Internal            | 8.63  | 93    |
| 109       | 3            | Internal            | 8.92  | 96    |
| 110       | 4            | External            | 14.2  | 153   |
| 111       | 3            | External            | 9.59  | 103   |
| 112       | 10           | External            | 35.47 | 382   |
| 113       | 5            | External            | 16.53 | 178   |
| 114       | 6            | External            | 23.36 | 251   |
| 115       | 13           | External            | 40.17 | 432   |
| 116       | 15           | External            | 52.3  | 563   |
| 117       | 16           | External            | 44.04 | 474   |
| 118       | 24           | External            | 75.17 | 809   |
| 119       | 5            | External            | 12.55 | 135   |
| 120       | Occupied     | Internal            | 5.17  | 56    |
| 121       | 2            | Internal            | 5.35  | 58    |
| 122       | 2            | Internal            | 5.08  | 55    |

### Rental

From £159.00 per workstation per month.

### Lease Terms

Available by way of flexible lease terms for a minimum period of 3 months upwards.

### Rating

Included within the rental package.

### VAT

All rents are subject to VAT at the prevailing rate.

### Services

All mains services are available to each individual suite. The cost of which is included within the rental package.



**Kings Court, 33 King Street, Blackburn, BB2 2DH****EPC**

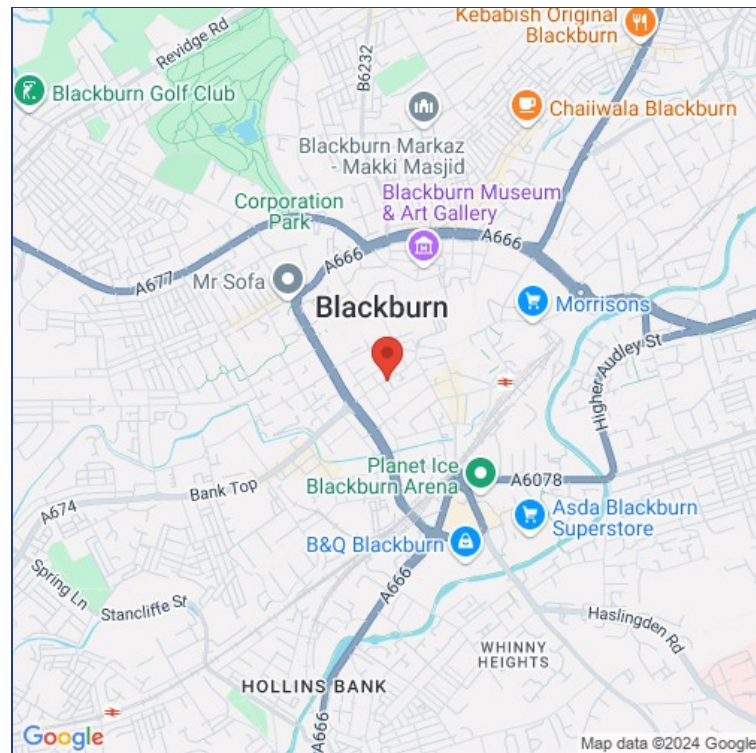
An EPC is available on request.

**Viewing**

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

Tel: 01254 699 030



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