

Railway House, Hollins Business Park, Blackburn, BB3 1HG

TO LET



TO LET

Use - Office

Size - 1,750 - 8,000 Sq ft

Rent - See accommodation schedule

- TO LET - New Build Grade A Offices
- From 1,750 sq. ft. - 8,500 sq. ft.
- Very high specification finish
- Secure and well maintained business park setting
- Two minutes drive from J4 of M65



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

The development is located fronting Hollins Grove Street within 2 minutes drive of junction 4 of the M65 motorway.

The surrounding occupiers include Canopies UK, Vampire Vape, Howdens Joinery, amongst many others.

There have been a series of new commercial developments in the immediate area which has created a popular and very accessible business park setting.

Description

These new build offices are arranged over ground and first floors and finished to a very high standard throughout. The accommodation is split into four suites which can be taken individually or as a whole.

Internally the building benefits from floor to ceiling glazing on the front elevations with sprawling views over east Lancashire. The suites all benefit from air conditioning, exposed services, LED lighting and dedicated kitchen / WC facilities.

Externally the building is set in an attractive and landscaped business park setting with dedicated car parking available and 24 hour security.

Accommodation

The suites have been measured on a net internal area as follows:

Suite	Size (sq. ft.)	Rent per annum
1	1,750 sq. ft.	£35,000 p.a. + VAT
Ground floor	3,500 sq. ft.	£70,000 p.a. + VAT
Full building	8,000 sq. ft.	£160,000 p.a. + VAT

Rental

See accommodation schedule

Lease Terms

Minimum 5 year effective FRI leases

Service Charge

There will be a service charge payable for occupiers on the estate. Further details available on request.

Rating

Available on request.

Legal Costs

Each party to be responsibility for their own legal costs

Services

All mains services (with the exception of gas) are available to the premises.

Viewing

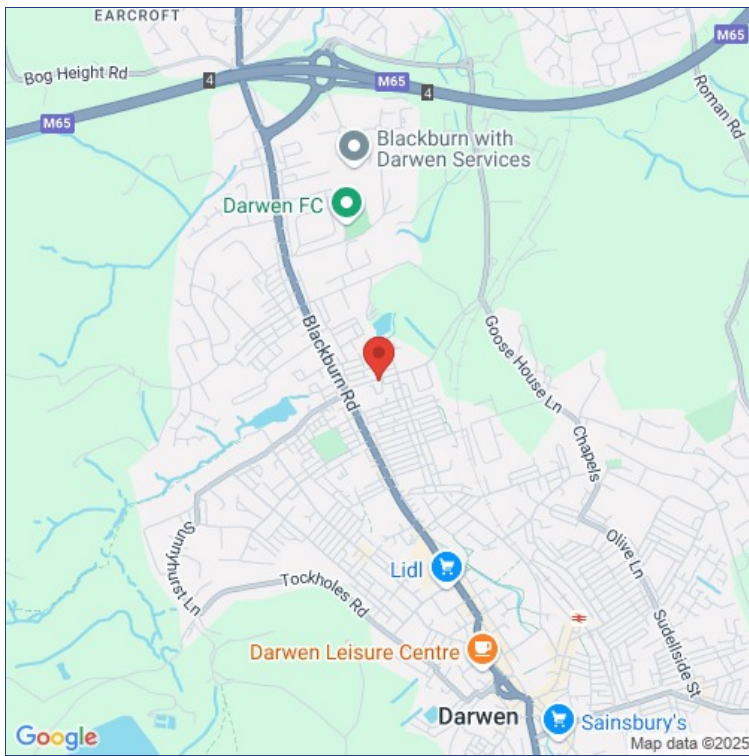
Strictly through agents

Taylor Weaver

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