

The Saturn Centre, Challenge Way, Greenbank Business Park, Blackburn, BB1 5QB

**TO LET**



## TO LET

Use - Office

Size - 550 - 975 Sq ft

Rent - From £8 per sq. ft.

- To Let - Good quality office suites
- 550 sq.ft. - 975 sq. ft.
- Flexible Lease Terms and Immediate Availability
- Attractive rental offer



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## The Saturn Centre, Challenge Way, Greenbank Business Park, Blackburn, BB1 5QB

### Location

The premises are located fronting Challenge Way, close to its junction with Blakewater Road in an established commercial area, approximately one mile east of Blackburn town centre.

Access to the national motorway network is within one mile of the premises via Junction 6 of the M65 motorway. See location plan.

### Description

Saturn Business Centre is an attractive modern multi occupier office building, constructed on two floors and includes the following features :

- ~ attractive reception area constructed over two floors with meeting/break out areas
- ~ lift access to upper floors
- ~ ample parking
- ~ individual office specification includes carpeted floors, 3 compartment trunking, suspended ceilings, recessed fluorescent lighting and electric panel heating

### Accommodation

The current availability is as follows

SUITE	SIZE	RENT (+VAT)	SERVICE CHARGE (+VAT)	UTILITIES	TOTAL COST
Suite 1A	703 sq ft	£5,624 pa	£2,812 pa.	£1,406 pa.	£9,842 p.a. + VAT
Suite 3	550 sq.ft	£5,500 pa	£2,200 pa	£1,100 pa	£8,800 p.a. + VAT
Suite 7C	750 sq.ft	£6,000 pa	£3,000 pa.	£1,500 pa.	£10,500 p.a. + VAT
Suite 15	975 sq ft	£7,800 pa	£3,900 pa	£1,950 pa	£13,650 p.a. + VAT

### Rental

From £8 per sq. ft.

### Lease Terms

The individual office suites are available on flexible lease terms, subject to a minimum term with the ingoing tenant to occupy on an internal repairing basis only.

The rental is inclusive of all costs including heating, lighting, actual electricity usage and service charge but excluding business rates liability (where applicable) and telephones / broadband.

### Rating

The rates payable figures assume that the occupying company qualify for small business rate relief.

### Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

### Services

All mains services, excluding gas, are connected to the property.

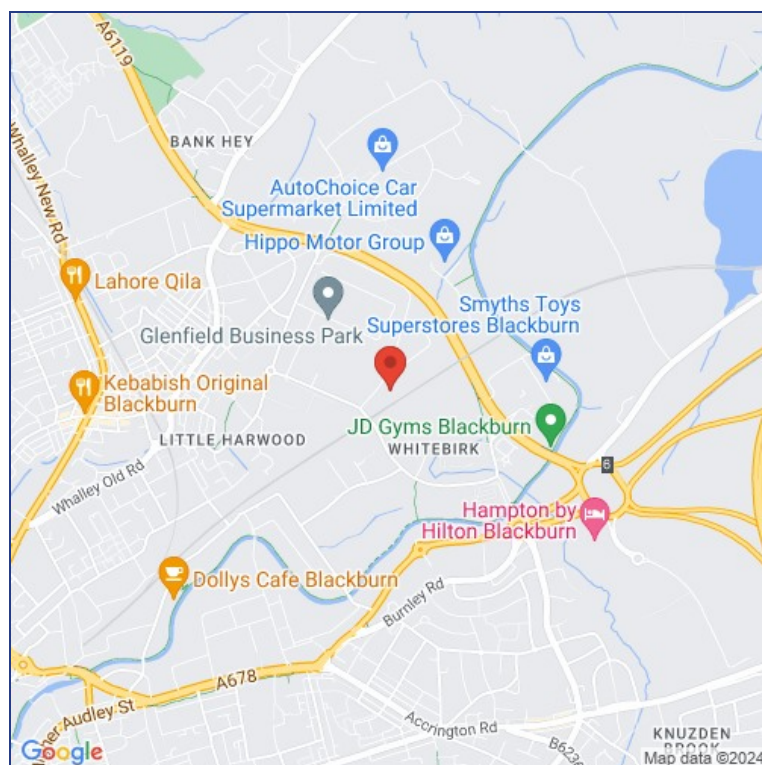
The offices are heated by wall mounted electric heaters.

### Viewing

Strictly through sole agents

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