

Unit 14 & 15 Trident Park, Trident Way, Blackburn, BB1 3NU

**TO LET**



## TO LET

Use - Office

Size - 1,450 - 2,900 Sq ft

Rent - £10.35 per sq.ft

- Modern Offices with Parking
- Excellent location close to Junction 6 M65
- Good quality specification incl. new LED lighting
- Established office area



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## Unit 14 & 15 Trident Park, Trident Way, Blackburn, BB1 3NU

### Location

The premises are located in Trident Office Park which fronts Whitebirk Drive to the east of Blackburn and within 400 yards of Junction 6 of the M65 motorway.

This units overlook the Leeds Liverpool Canal and provides an attractive working environment.

### Description

The premises comprise modern two storey office buildings with brick and insulated metal clad walls and roof and has double glazed aluminum framed windows.

Internally they are constructed to a high office specification which includes carpeted floors, painted plastered walls, suspended ceilings and new LED lighting. The premises are heated by gas fired central heating system.

Male and female toilet facilities together with kitchen facilities included.

Each building has 5 dedicated car park spaces (10 in total if Units 14 & 15 were to be combined) with overflow parking available in the immediate vicinity.

### Accommodation

We have calculated the net internal floor area to be 1,450 sq.ft

It is possible to lease next door which will provide a total of 2,900 sq.ft with access at first floor level.

### Rental

£10.35 per sq.ft

### Lease Terms

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

The tenant will occupy on full repairing and insuring terms and be responsible for the usual occupiers costs to include business and water rates, electricity and gas.

### Service Charge

A service charge is levied on occupiers within the Trident Park development. The current cost is £68 per month per unit plus VAT

### Building Insurance

The landlord to insure the building(s) and to charge back to the tenant. Further details on request.

### Rating

The Rateable Value is £14,000 per unit. Further details on request.

### Legal Costs

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

### Services

All mains services are connected to the property.

### EPC

An EPC is available on request

### Viewing

Strictly through sole agents

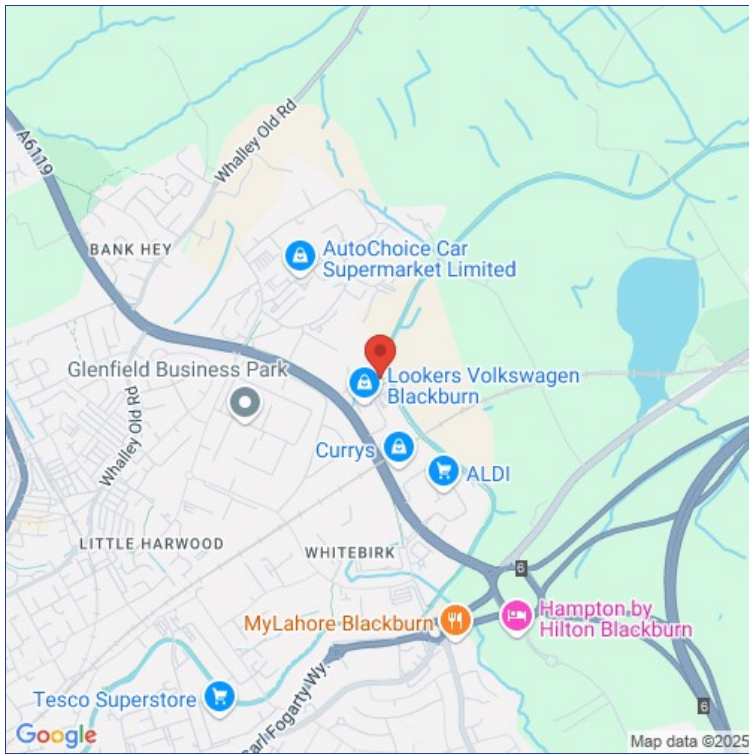
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