

First Floor Unit 5 Dalton Court, Commercial Road, Darwen, BB3 0DG

TO LET



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Use - Office

Size - 908 Sq ft

Rent - £9080 per annum + VAT

- Good Quality Modern First Floor Office Suite
- Easy access to junction 4 of M65
- Ample on site parking
- 908 sq.ft / 84.3 sq. m.
- Competitive rent



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

The property is situated on the popular and established Blackburn interchange development adjacent to junction 4 of the M65 motorway, midway between Blackburn & Darwen.

Description

The premises comprise 2 first floor office suites within a mid parade modern office building of brick built construction under a pitch tiled roof.

The accommodation is accessed off a lobby and provides the following specification:

- ~ LED Lighting within suspended ceiling
- ~ Carpeted floors
- ~ Air Conditioning
- ~ Double glazed windows

There are shared w/c and kitchen facilities on the ground floor.

Parking for approximately 7 vehicles is available within an attractive landscaped environment.

Accommodation

We have calculated the net internal area of the property to be as follows:

Office 1	554 sq.ft
Office 2 / Board Room	354 sq.ft
Total	908 sq.ft

Rental

£9080 per annum + VAT

Lease Terms

The suite is available by way of a new lease for a minimum period of 3 years on an internal repairing basis.

The tenant will be responsible for the costs of occupation to include electricity and business rates.

Service Charge

A service charge is levied on occupiers within the building to cover the maintenance and gardening /landscaping, buildings maintenance and buildings insurance. It is anticipated the costs will be in the region of £2.50 per sq.ft.

Rating

The property has a rateable value below £12,000 and therefore eligible occupiers may be able to claim full business rates relief. Further details on request.

Legal Costs

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

VAT

VAT is applicable to figures quoted in these particulars.

Services

With the exception of gas all mains services are available to the property.

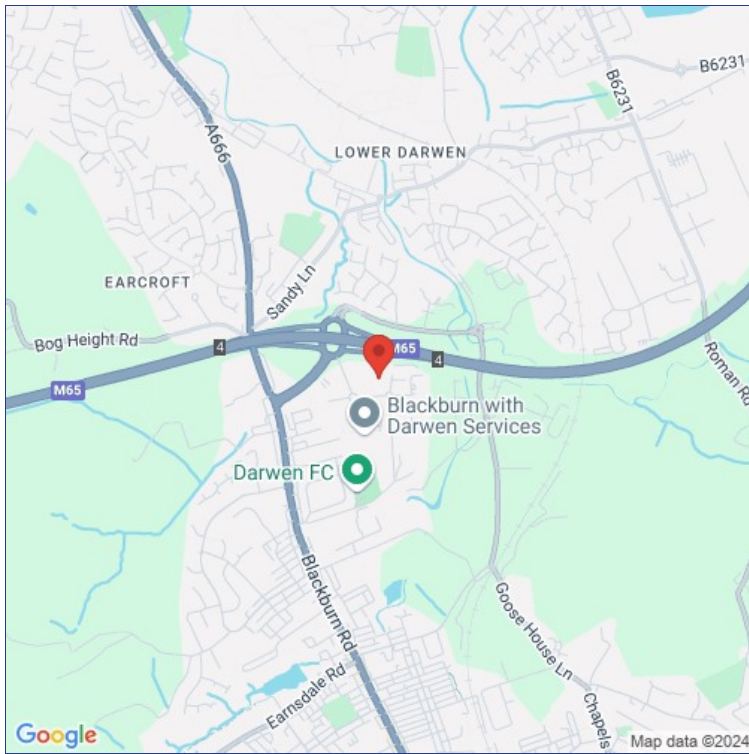
EPC

An EPC is available on request.

Viewing

Strictly via agent: Taylor Weaver
James Taylor
01254 699030

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