

Unit 6, Arkwright Court, Commercial Road, Darwen, BB3 0FG

TO LET



TO LET

Use - Office

Size - 2,525 Sq ft

Rent - £25,000 per annum (Plus VAT)

- High Specification Offices
- Excellent Motorway Access
- 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 premises are located on Arkwright Court, on the right hand side of the entrance to the Blackburn with Darwen Interchange, at Junction 4 of the M65 motorway.

Description

The premises comprise a semi-detached two storey office building, constructed on a steel frame with brickwork and glazed elevations with tiled roof above.

The ground floor has an entrance hall, toilets and kitchen facilities, as well as open plan offices with the first floor including a partitioned board room, open plan office, single office and stores.

The specification includes raised floors, suspended ceilings and air conditioning throughout. New carpet tiles are to be installed throughout.

7 car park spaces are included within landscaped grounds.

Accommodation

The accommodation is as follows

Ground Floor	Open Plan Office	1,000 sq.ft
	Entrance / Reception	181 sq.ft
	Kitchen	38 sq.ft
	Stores	38 sq.ft
First Floor	Open Plan Office, Boardroom, Private Office	1,000 sq.ft
	Single Office	268 sq.ft
TOTAL		2,525 sq.ft

Rental

£25,000 per annum (Plus VAT)

Lease Terms

The premises are available by way of a new minimum 5 year term with the ingoing tenant to occupy on full repairing and insuring terms and to be responsible for the usual occupier's costs, to include business and water rates, and electricity

Service Charge

A service charge of £650 per annum is levied to cover maintenance of communal areas and landscaping.

Rating

Rateable Value £21,000 with rates payable in the region of £10,500

Legal Costs

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

VAT

VAT is applicable

Services

All mains services excluding gas are connected to the property.

AML

Please note we are now required to carry out customer due-diligence on all tenants once an offer is accepted whereby we are required to obtain proof of identity and address of the prospective occupier

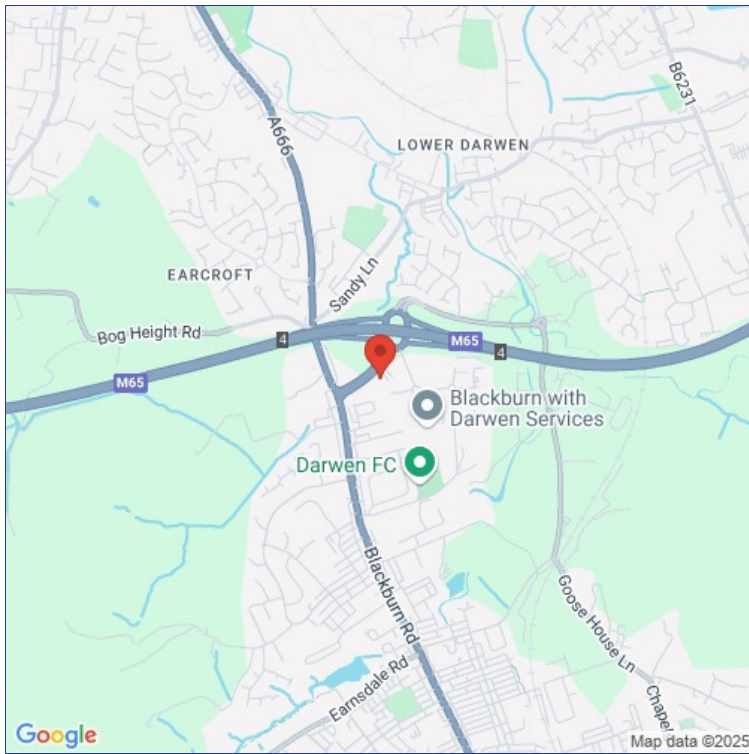
On receipt of the information we will undertake an anti money laundering check via Smart Search.

Viewing

Strictly through sole agents

Taylor Weaver
(Neil Weaver MRICS)
01254 699030

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