

Unit 6, Dalton Court, Commercial Road, Darwen, BB3 0DG

**TO LET**



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Use - Office

Size - 741 Sq ft

Rent - £13,800 per annum plus VAT.

(inclusive of Sc/BI)

- Good Quality Ground Floor Modern Office Suite
- Easy access to junction 4 of the M65 motorway
- Ample on site parking
- Recently Been Refurbished
- Inclusive rent



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Unit 6, Dalton Court, Commercial Road, Darwen, BB3 0DG

### Location

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

This is an established area with facilities onsite including a McDonalds restaurant, petrol station and Costa Coffee together with other facilities close by in the town of Darwen.

### Description

The property comprises a two-storey brick built office building situated within a parade of similar buildings.

The suite is arranged on the ground floor accessed off a communal lobby area which also provides access to the shared w.c and kitchen facilities.

It is divided into 4 rooms which benefit from the following:

- ~ Led lighting within suspended ceiling.
- ~ Recently carpeted floors
- ~ Electric heating
- ~ Double glazed windows providing excellent natural light

To the exterior there is parking for approximately 4 vehicles within an attractive landscaped environment.

### Accommodation

We have calculated the net internal area of the premises to be 741 Sq.ft.

### Rental

£13,800 per annum plus VAT. (inclusive of Sc/BI)

### 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 including electricity and business rates if applicable.

### Service Charge

Included in the rent

### Rating

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

### Legal Costs

Each party is to be responsible for their own legal costs.

### VAT

VAT is applicable to figures quoted in these particulars.

### Services

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

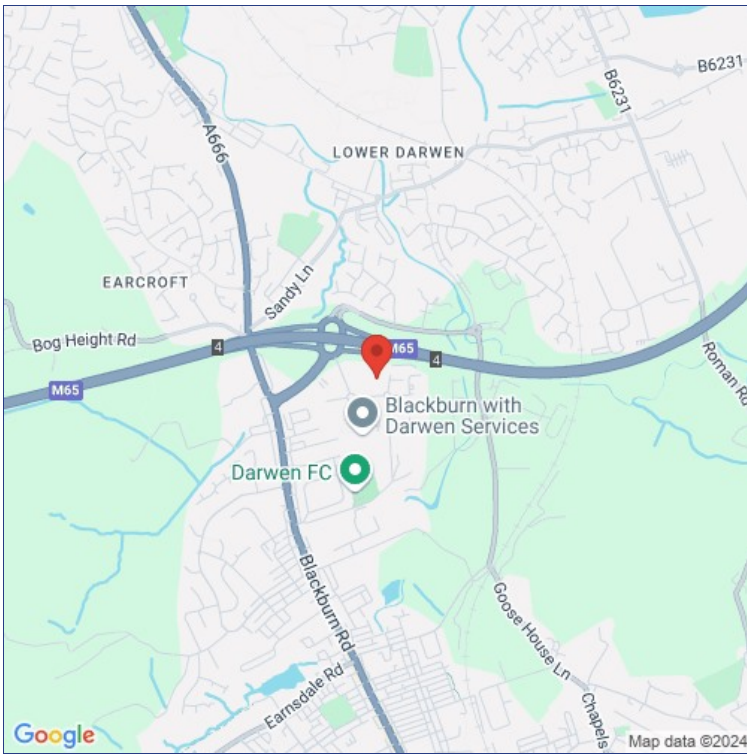
### EPC

An EPC is available on request.

### Viewing

Strictly via sole agent Taylor Weaver  
Neil Weaver MRICS  
Tel: 01254 699 030

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