

TREVOR DAWSON

COMMERCIAL PROPERTY CONSULTANTS

WATERSIDE HASLINGDEN ROAD, GUIDE, BLACKBURN, BB1 2FA



- 7,000 - 14,000 SQ. FT. OF GRADE A OFFICES AVAILABLE IMMEDIATELY IN ONE OF THE MOST ICONIC HEADQUARTERS OFFICE BUILDINGS IN THE NORTH WEST.
- FULLY SERVICED WITH EXCELLENT PARKING AND A FEW MINUTES' DRIVE FROM JUNCTION 5 OF THE M65.
- HOME OF EG ON THE MOVE.

TO LET

WATERSIDE

A modern four-storey office building constructed with high quality materials both internally and externally with car parking for 366 cars, and fully landscaped outdoor space.

The ground floor has a large full height reception with three passenger lifts. Meeting rooms, conference facilities, prayer and training rooms. Fully equipped commercial kitchen and restaurant. The use of ground floor meeting rooms and breakout spaces enable an occupier to make space efficiencies of circa 17% - 20%.

Situated on the third floor and comprising of two suites of 7,000 sq ft, being fully decorated and carpeted with exceptional fittings, raised floors and air-conditioning. Largely open plan with cellular offices and chill-out areas, kitchens/brew stations and toilets.

A turn key solution is available with office furniture, hardware and trunking.



LOCATION

Waterside House occupies an excellent location, a few minutes' drive from Junction 5 of the M65 motorway connecting directly with the national motorway network.

Blackburn Town Centre is situated within one mile to the northwest where the rail and bus interchanges connect Blackburn to the whole of the region.

Access to the site is directly off Haslingden Road, an established and popular mixed commercial and office location whose occupiers include Chubb, Tensar, Stacci, Marstons, and East Lancashire Hospital NHS Trust. Hotels in the vicinity include Premier Inn, Travel Lodge, The Willows and Hampton by Hilton.

Major employees in the borough and adjoining include BAE Systems, Crown Paints, Perspex, Daniel Thwaites Plc, Pets Choice and Science in Sport.

Blackburn has a catchment population within one hour's drive of five million people.

CONNECTIVITY

	DISTANCE	DRIVING TIME
Preston	16.7 miles	25mins
Manchester	30.5 miles	47mins
Manchester Airport	45.2 miles	47mins
Liverpool	43.9 miles	1h 2mins
Liverpool Airport	52.2 miles	59mins



RATING

The accommodation will be assessed on occupation.
A guide is available on request.

EPC

The property has an energy rating of B(26). A copy of the certificate is available upon request

RENTAL

An all-inclusive rental is available to include use of all the ground floor facilities, meeting rooms etc including reception, electricity and use of fixtures and fittings.

VIEWING

Strictly by appointment with sole agents Trevor Dawson Limited of Capricorn House, Capricorn Park, Blakewater Road, Blackburn, BB1 5QR.

FOR FURTHER INFORMATION
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