

# PROPERTY PARTICULARS OFFICE

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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

**TO LET / MAY SELL**



## UNIT 4 ARKWRIGHT COURT COMMERCIAL ROAD BLACKBURN INTERCHANGE DARWEN BB3 0FG

- Unique opportunity to acquire detached two-storey high specification offices in excellent business location
- Adjacent J4 M65 motorway and Blackburn with Darwen Services
- High parking ratio for 20 vehicles
- Total net floor area 5,200 sq. ft. (483 sq. m)

## LOCATION

Arkwright Court is an established Business Park within the Blackburn with Darwen Services Interchange at Junction 4 of the M65. This provides excellent transport links to the M6/M61 and M66/M60. This is a central location for serving the boroughs of Blackburn, Burnley, Rossendale and Preston. Manchester city centre is half an hour's drive. Close by occupiers include the NHS, Guide Security, and Liberty Flights.

## DESCRIPTION

An attractive detached two-storey office building, occupying an enviable position on the established Arkwright Court office development. The premises offer a professional appearance with feature brickwork and glazing to the elevations encompassed by landscaped surroundings to the block paved parking area.

The offices are accessed through electronic front doors incorporating an access control system leading to a spacious entrance foyer with pedestrian lift and three toilets including disabled on each floor. The office space on both floors is predominantly open plan with private offices, and board rooms off. Both suites have fitted kitchen facilities incorporated within the demised area allowing for separate occupation on a floor-by-floor basis. There are suspended ceilings with recessed lighting and raised flooring for IT purposes. The offices are air conditioned.

## ACCOMMODATION

The approximate net internal areas are as follows:

### Ground Floor

Open plan offices and kitchen 2,500 sq. ft.

### First Floor

Open plan office, two private offices,  
board/training room 2,500 sq. ft.

Kitchen 200 sq. ft.

**Total net internal floor area: 5,200 sq. ft.**

## EXTERNALLY

There is designated parking for 20 vehicles and a parking plan may be provided upon request.

## SERVICES

All mains services are available with the exception of gas. Heating is by way of air conditioning with additional electric panel heaters to the private offices. It would be the purchaser's/ingoining tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## RATING

There are two rating assessments for the property as follows:

Ground floor - £20,750

First floor - £22,250

## ENERGY PERFORMANCE CERTIFICATE

Energy rating C (61). A copy of the Certificate is available upon request.

## TENURE

Long leasehold.

## PURCHASE PRICE

**Offers in the region of £700,000 invited**

## LEASE

Available by way of a new lease for a term of years to be agreed. Our clients will give consideration to a letting on a floor-by-floor basis. Details provided upon request.

## RENTAL

**£65,000 per annum**

## SERVICE CHARGE

A service charge is levied by a management company for the maintenance, repair and upkeep of communal areas including landscaping. This is approximately £400 per quarter.

## VAT

VAT will be applicable to the sale price/rental at the standard rate.

## MONEY LAUNDERING

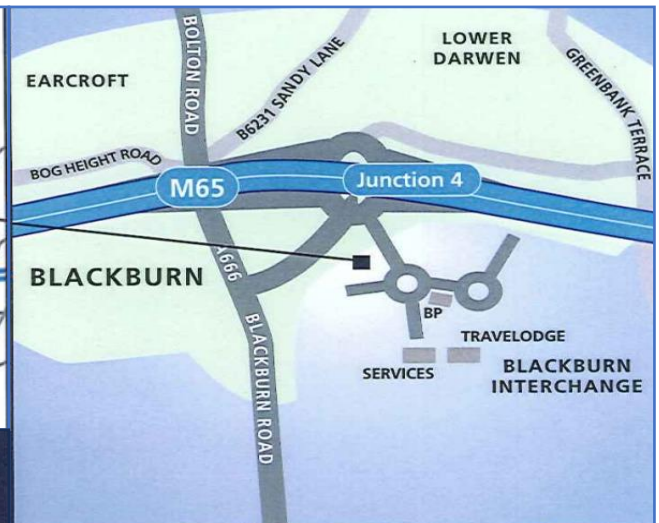
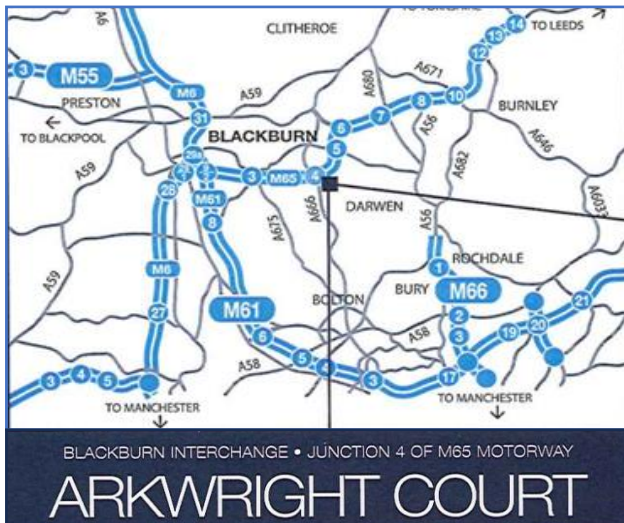
In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

## VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS, TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.**

**OUR REF JBR YM 2403.13378 email [jason@tdawson.co.uk](mailto:jason@tdawson.co.uk)**





BLACKBURN INTERCHANGE • JUNCTION 4 OF M65 MOTORWAY  
**ARKWRIGHT COURT**

Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

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