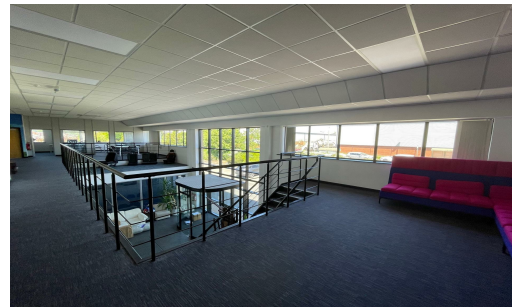


Phoenix Park, Blakewater Road, Blackburn, BB1 5SJ

TO LET



TO LET

Use - Office

Size - 10,610 Sq ft

Rent - Passing rent £80,000 pa (subject to review)

- Modern Detached Two Storey Office Building
- Constructed in 2000
- Good quality specification
- Easy access to M65



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

Phoenix Park, Blakewater Road, Blackburn, BB1 5SJ

Location

The property is situated on the established Greenbank Business Park, approximately 1.5 miles from Blackburn town centre and just under 0.5 mile from Junction 6 of the M65 motorway.

Greenbank Business Park houses a number of well known businesses, including Silicone Engineering, Lancashire Constabulary Eastern Division Headquarters, together with a Mercedes Benz and Ford car dealership.

Description

The property comprises a detached two storey office building of steel framework construction, clad to the elevations in cavity brick and blockwork walls with aluminium framed double glazed windows and a steel profile clad pitched and hipped roof.

The building was constructed around 2000.

The accommodation within the premises has been sub-divided at ground floor level to provide a large reception area with personnel lift to first floor, mainly open plan office space and storage space, together with ladies and gents WC facilities, server room and canteen.

At first floor level there is an open plan general office, together with 5 individual private offices, board room and kitchenette area.

Internally the specification includes raised floors with carpet tiled covering, painted plasterboard walls, suspended ceiling with recessed lighting and air conditioning throughout.

Externally there is a large tarmac surfaced parking area for 34 vehicles.

Accommodation

We have calculated that the net internal area of the premises is as follows :

Ground Floor	5,246 sq.ft	487.60 sq.m
First Floor	5,364 sq.ft	498.58 sq.m
TOTAL	10,610 s.ft	986.18 sq.m

Rental

Passing rent £80,000 pa (subject to review)

Lease Terms

The property is let on the basis of a 10 year lease from June 2017.

The property is available by way of either a sub-lease or assignment of the existing lease up to the June 2027.

Consideration may be given to a longer lease. Further details on request.

The current lease is held on a full repairing basis, subject to a photographic schedule of condition.

The 2022 rent review is outstanding.

The landlord insures the premises and charges the premium to the tenant

A service charge is levied on occupiers within the Phoenix Park development to cover landscaping, grit bins, management etc. The tenant is responsible for this cost.

Rating

From the Valuation Office rating list, as published on the internet, we are advised that the property is assessed at rateable value of £75,500

Legal Costs

Each party to be responsible for their own legal costs

VAT

VAT is applicable

Services

All mains services, with the exception of gas, are available to the premises. The property has the benefit of air conditioning and raised floors.

EPC

An Energy Performance Certificate is available upon request.

Planning

The premises have planning consent for office use falling under Class B1 of the Town and Country Planning (Use Classes) Order 1987.

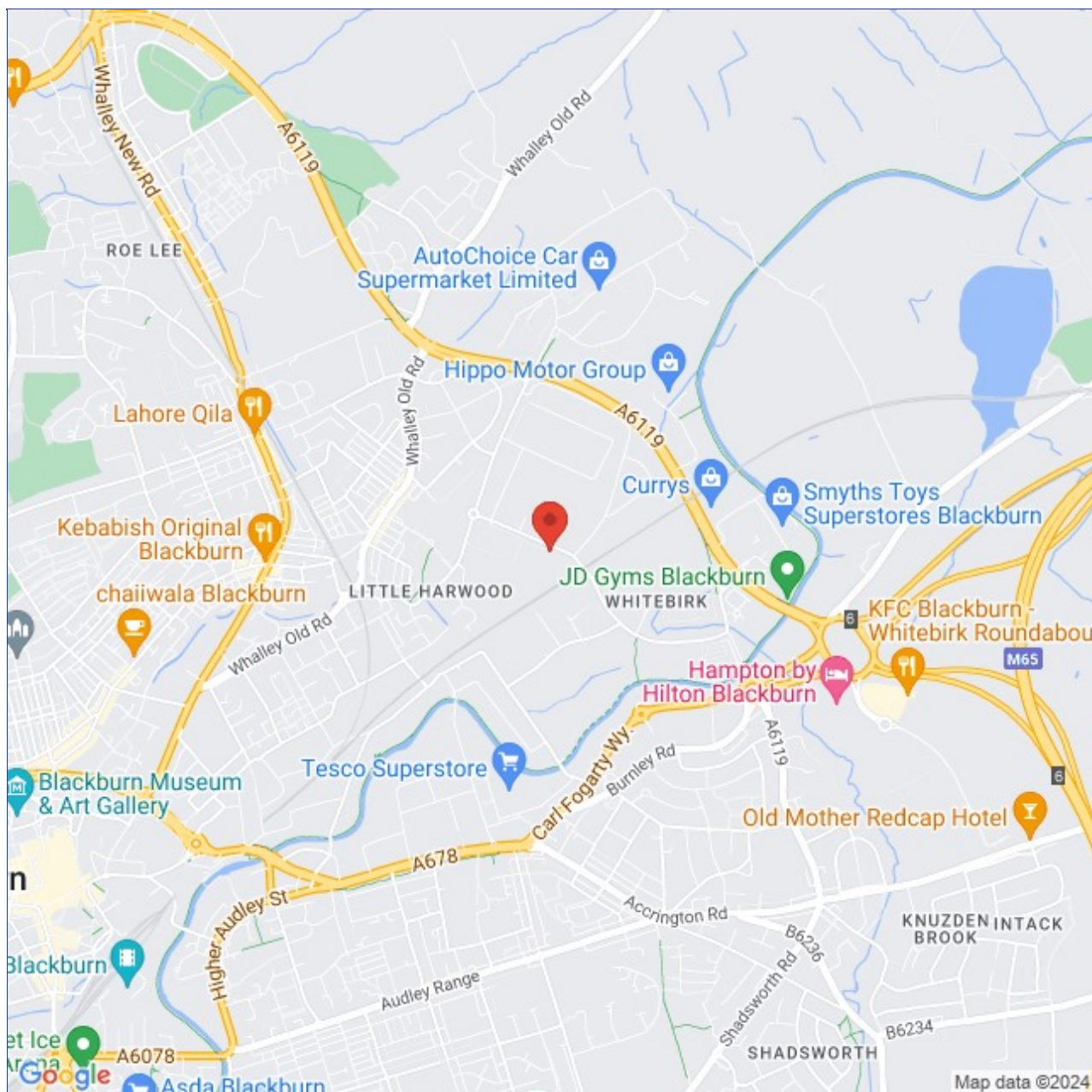
Viewing

Strictly through agents

Taylor Weaver

(Neil Weaver)

01254 699030



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.