

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



RED ROSE COURT CLAYTON BUSINESS PARK ACCRINGTON BB5 5JR

- Ground floor office suites from 2,000-4,000 sq. ft.
- Superb location adjacent to Junction 7 of the M65 motorway.
- Modern fully fitted offices with LED lighting.
- On-site car parking.
- Ready for immediate occupation.

LOCATION

The property has a substantial frontage to Blackburn Road which connects directly with Junction 7 of the M65 motorway which is within a few minutes' drive.

Access into the site is via Petre Road, just off Blackburn Road at the entrance to the Clayton Business Park.

Clayton Business Park is a well-established and popular location and adjoining occupiers include First Travel Solutions, Studio Retail, Fairstone Management, the East Lancashire Chamber of Commerce and Mayes Accountants.

DESCRIPTION

Red Rose Court is an impressive two-storey office building with full height glazed elevations and secure gated car park to the rear.

The office suites have an entrance directly off the car park and each suite has a private reception with a mixture of open plan and cellular offices, fully carpeted with LED lighting.

Each suite has six allocated car parking spaces.

ACCOMMODATION

Two suites of 2,000 sq. ft. each which can be combined, if required.

SERVICES

We understand that the property has the benefit of mains electricity and water. It is the ingoing 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

The ground floor office suite will need to be re-assessed and enquiries regarding rate payments should be made to Hyndburn Borough Council who can be contacted on 01254 388111.

LEASE

A minimum term of three years on an internal repairing basis.

RENTAL

£12.00 PER SQUARE FOOT

SERVICE CHARGE

A service charge will be payable in respect of the maintenance, heating, lighting and cleaning of the common areas as well as insurance.

VAT

VAT will not be charged on the rental but will be charged on the service charge.

ENERGY PERFORMANCE CERTIFICATE

The energy performance certificate confirms a rating of C (65). A copy of the certificate is available upon request.

LEGAL COSTS

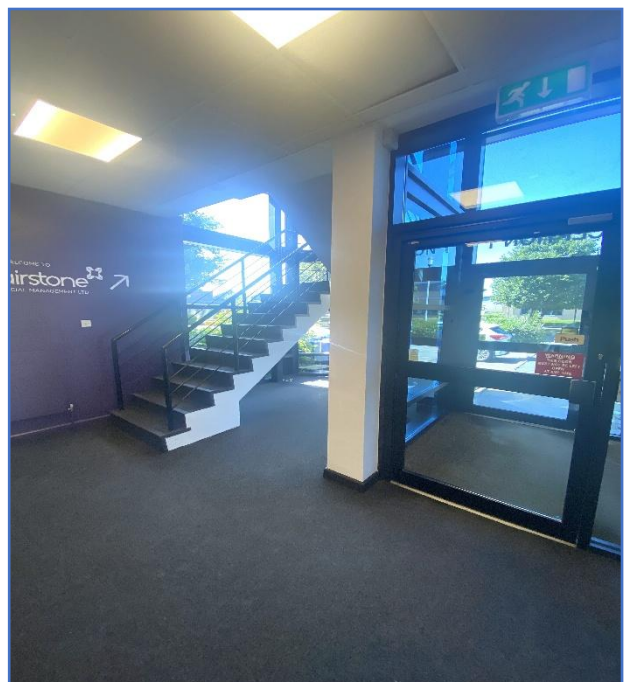
Each party to be responsible for their own legal costs.

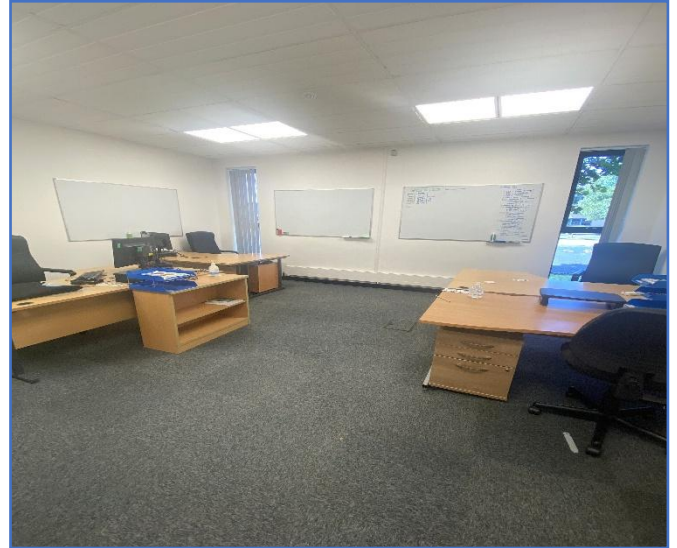
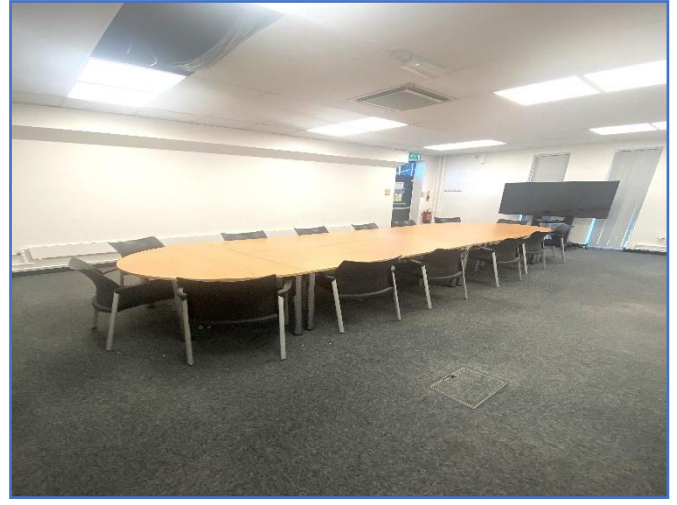
MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful tenant 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 CEJ YM 2607.13770 Email caroline@tdawson.co.uk**





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