

# PROPERTY PARTICULARS OFFICE

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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**TO LET**



## NJK HOUSE HASLINGDEN ROAD BLACKBURN BB1 2EE

- Excellent self-contained offices.
- Available on flexible terms.
- With ample parking.
- 314 sq. ft. to 1,430 sq. ft.
- **No Business Rates payable**

## LOCATION

Occupying a prominent position with a substantial frontage to Haslingden Road, being a minute's drive from Junction 5 of the M65 motorway and within walking distance of Starbucks, Spar and the Willows Public House and Restaurant.

## DESCRIPTION

NJK House offers an enviable mixture of excellent amenity and natural light in an extremely accessible location. NJK House has the benefit of two separate entrances which open into lobby areas off which are suites at ground and first floor. The suites are fully fitted, heated and lit and have excellent natural light, perimeter trunking, carpets and suspended ceilings. Within the common areas are ladies and gents toilets and kitchens.

## ACCOMMODATION

### UNIT A

**NO VAT IS PAYABLE ON THIS SECTION OF THE BUILDING**

Suite 2	578 sq. ft.
Suite 3	504 sq. ft.
Suite 5	314 sq. ft.

### UNIT B

Suite 10	1,430 sq. ft.
Suite 9	500 sq. ft.
Suite 8	1,130 sq. ft.

## EXTERNALLY

Immediately adjacent to the building there is excellent car parking in excess of the standard provision.

## SERVICES

All mains services are available. However, it is the incoming 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 suites are separately assessed for rating purposes and small suites qualify for rate relief and therefore no business rates are payable.

## LEASE

A minimum term of twelve months, but with incentives for longer arrangements.

## RENTAL

**ALL INCLUSIVE RENT OF £12.50 PER SQUARE FOOT**

## VAT

### Unit A

VAT will not be payable on the rental for suites within Unit A, i.e. Suites 2, 3 and 5.

### Unit B

VAT will be charged on the rental within Unit B at the current prevailing rate.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

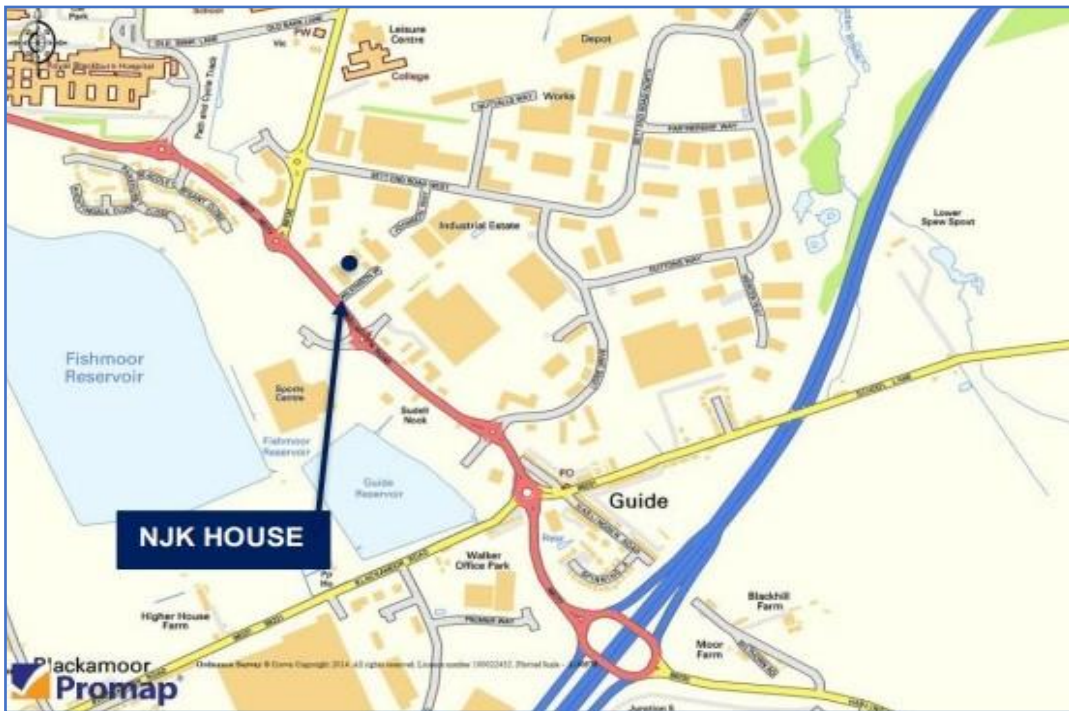
## LEGAL COSTS

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

## VIEWING

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