

TO LET

Detached Prominent Office Building
4,386 Sq Ft



ASPINALL HOUSE, BLACKBURN, LANCASHIRE, BB1 2QE

- Easy access to J5 of M65
- High specification with LED Lighting
- Good parking (25 spaces)
- Prominent main road position



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Location

Aspinall House is located at the entrance to Walker Office Park, at its junction with Walker Road and Blackamoor Road, approximately 0.25 miles from Junction 5 of the M65 motorway. See location plan.

Other occupiers on Walker Office Park include Praetura Asset Finance, Napthens Solicitors and Blackburn Diocese.

Description

The premises comprise a two storey modern office building constructed on a steel frame with brick built walls under a pitched tiled roof supported on timber roof trusses.

Access is via double pedestrian entrance door.

Internally the premises have been partitioned to create high quality office space, with general office & individual offices with the benefit of a raised floors.

The building has the following attributes:

- ~LED Lighting throughout
- ~Carpet and vinyl flooring
- ~Air conditioning and gas central heating

Externally the property has the benefit of 25 car park spaces within landscaped grounds.

Accommodation

We have calculated the net internal floor area to be as follows :

Ground Floor 2,126 sq.ft
First Floor 2,260 sq.ft

Total 4,386 sq.ft

Lease Terms

The building is available by way of a new lease for a minimum period of 5 years, with the ingoing tenant to occupy the property on full repairing and insuring terms

The tenant will be responsible for the usual occupier's costs, to include business and water rates, electricity and gas. A service charge and building insurance cost will be levied on the occupier, further details on request.

Rating

From the Valuation Office Agency rating list, as published on the internet, we are advised that the property is assessed at Rateable Value £42,250

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

VAT

VAT is applicable to the figures quoted in these particulars

Services

All mains services are connected to the property. The property benefits from gas central heating throughout together with air conditioning.

EPC

The property has an EPC rating of C(68) expiring 5th April 2029.

Planning

The property has planning consent for B1 (office) use.

Availability

The property is available from mid Summer 2026

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£50,500 Per Annum

Viewing

Strictly through agents
Taylor Weaver
(Neil Weaver MRICS)
01254 699030

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