

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



GEMINI HOUSE CAPRICORN PARK BLAKEWATER ROAD BLACKBURN BB1 5QR

- Fully fitted semi-detached two-storey office block.
- 1,767 Sq. ft.
- Popular Business Park location.
- Close to Junction 6 of the M65 motorway.
- Seven car parking spaces.

LOCATION

Capricorn Park is situated just off Blakewater Road, approximately half a mile from Junction 6 of the M65 motorway at Whitebirk. Blackburn Town Centre is one mile distant to the south and occupiers on this popular development include Campbell Driver Architects and E-Business.

DESCRIPTION

A modern semi-detached two-storey office building of traditional brick construction beneath a pitched roof with cladding and tinted glazing to the frontage.

Internally, providing fully fitted accommodation with entrance reception, cellular offices and boardroom, fitted kitchen, ladies, gents and disabled toilets. The first floor is open plan and has the benefit of air conditioning. Blinds fitted throughout the property.

ACCOMMODATION

Ground Floor

Private offices, boardroom, kitchen and reception 737 sq. ft.

First Floor

Open plan office 1,030 sq. ft.

Total area approximately 1,767 sq. ft.

SERVICES

All mains services are available. The property is heated by a gas hot water central heating system. However, 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 rateable value effective from 1 April 2026 is £14,250. Under the government's Small Business Rate Relief Scheme the occupier may gain the benefit of full relief from the payment of Business Rates and enquiries in this regard should be directed to Blackburn with Darwen Borough Council who can be contacted on 01254 585585.

LEASE TERMS

The property is available by way of a new lease on full repairing and insuring terms for a term to be agreed.

RENTAL

£18,000 PER ANNUM

VAT

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

ENERGY PERFORMANCE CERTIFICATE

Energy rating C (68). A copy of the certificate is available upon request.

VIEWING

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

OUR REF CEJ YM 2602.12484 Email caroline@tdawson.co.uk

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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