

TO LET

Self Contained Office
1,553 Sq Ft



8 CUNNINGHAM COURT, LIONS DRIVE, BLACKBURN, LANCASHIRE, BB1 2QS

- Next to Junction 5 M65 motorway
- High Quality Air Conditioned Office Suite
- On-site parking



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Location

Cunningham Court is situated at the entrance to Shadsworth Business Park, adjacent to Junction 5 of the M65 motorway.

This is an established office area, with occupiers nearby including Tensar International, Number 1 @ the Beehive, managed office and business centre, and AP Financial Services.

Description

The property comprises a high quality mid-terraced office building of steel portal frame construction with feature king span cladding and glass walls under a pitched insulated steel profile roof.

The accommodation provides self-contained open plan office space on the ground and first floor benefitting from own front door, suspended ceiling incorporating recessed lighting, quality carpet tiles to floor, separate male and female WC facilities, a kitchenette, security shutter to rear and comfort cooling.

Externally there are 5 car parking spaces within an attractive landscaped environment.

Accommodation

We have calculated the net internal area to be 1,553 sq.ft

Lease Terms

The building is available for a period of 3 years with the tenant occupying on a full repairing lease.

Rent includes service charge and building insurance

Rating

The property has a rateable value of £12,000 and subject to eligible criteria an occupier may be able to claim full rates relief. Full details on request.

Legal Costs

Each party to be responsible for their own legal costs

VAT

VAT is applicable to the figures quoted in these particulars

Services

With the exception of gas, all mains services are available to the premises.

EPC

An EPC is available on request

Planning

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

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

£16,700 Per Annum

Viewing

Strictly through agents

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