



Prominent Ground Floor Office on Established Business Park.

TO LET

**GROUND FLOOR
2B CAPRICORN PARK
BLAKEWATER ROAD
BLACKBURN
LANCASHIRE
BB1 5QR**

2,407 Sq Ft (223.61 Sq M)

- Quality ground floor office space featuring a versatile layout, incorporating both open plan and private office space.
- Superb Location with close access to Junction 6 of the M65 Motorway within approx. 0.5 miles.
- Well presented, modern office featuring suspended ceilings, gas central heating, an intercom and alarm system.
- Ample on site parking offering 17 allocated spaces.

Location

Capricorn Park is located within the established Greenbank Business Park. The site benefits from an elevated position and offers exceptional transport links, being situated approximately half a mile from Junction 6 of the M65 motorway.

Blackburn town centre is easily accessible, located only one and a half miles away. There are a number of established businesses in the near vicinity including, Gardner Aerospace, Donald Lomax & Partners and Nybble.

Description

A modern, two storey office premises of traditional brick construction with beneath a pitched metal clad roof. Access is via an attractive, shared entrance hall and vestibule leading to the accommodation. Internally, the property is fully fitted to a high standard, featuring a mix of both open plan and cellular offices.

The Ground Floor offers 2,407 sq. ft. of space, comprising a spacious, open plan office area, a board room, a private office / store, a breakout room, kitchenette together with male, female and disabled WC facilities.

The offices benefit from a modern specification, including suspended ceilings, and are fitted with an intercom and alarm system. Externally, the property benefits from seventeen designated car parking spaces for the whole building.

Accommodation

Ground Floor NIA: 2,407 sq.ft



Planning

It is the prospective Tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

Rent

£22,850 p.a. + VAT

Business Rates

We are informed by the Valuation Office Agency Website that the rateable value is £17,250 p.a (2025/26).

Services

The property has the benefit of all mains services including gas fired central heating. The electricity supply is sub metered, and the cost of gas consumption is split equally on a 50/50 basis between the ground and first floor tenants.

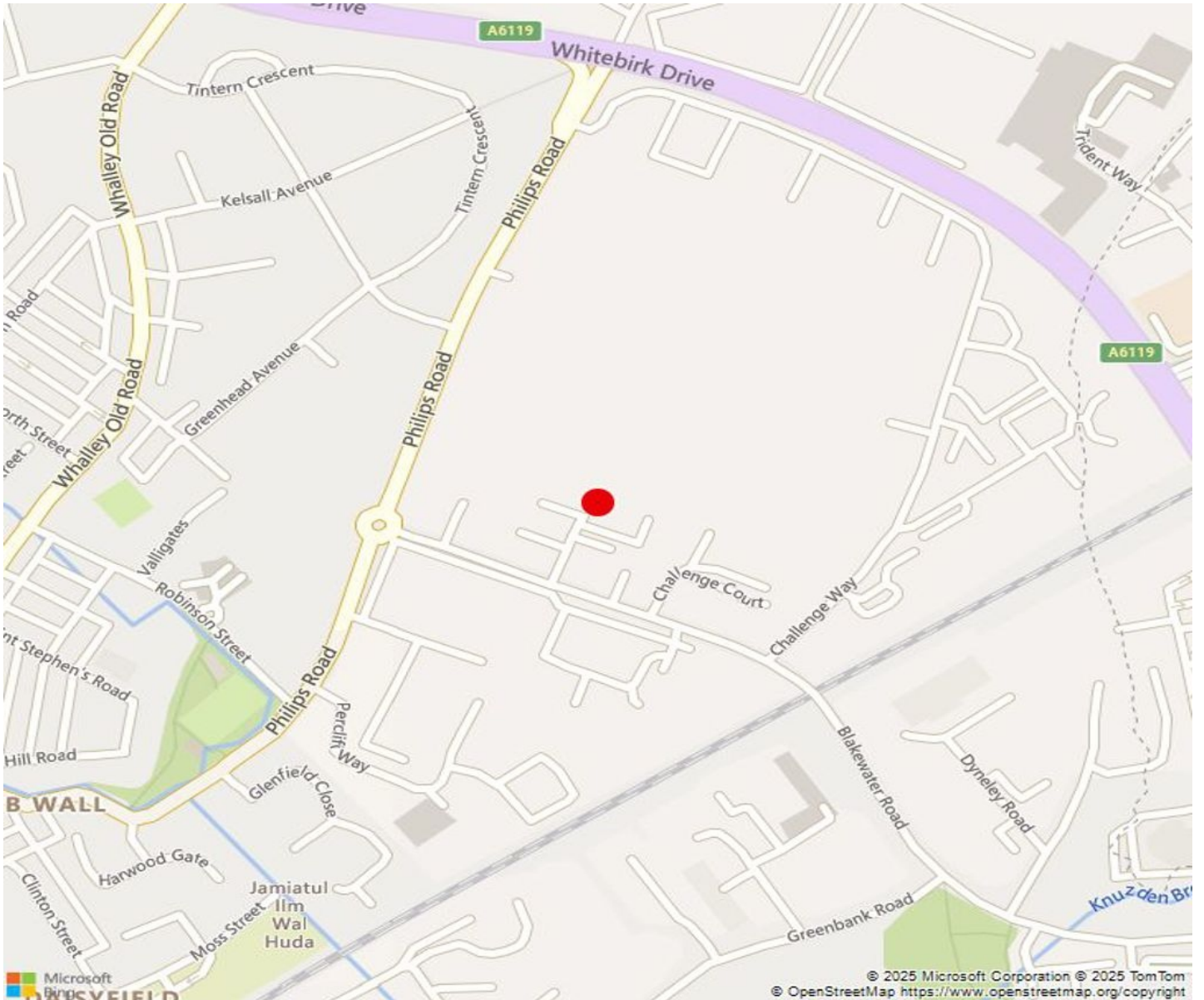
Services Responsibility

It is the prospective Tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

Terms

The property is available by way of a new lease for a term to be agreed.





Additional Information

Viewings

Petty Chartered Surveyors
The Old Red Lion,
Manchester Road,
Burnley,
BB11 1HH

Legal Costs

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

VAT

All Prices quoted are exclusive
of, but may be subject to VAT
at the prevailing rate.

EPC

An Energy Performance
Certificate is available upon
request.

DISCLAIMER

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

