

# PROPERTY PARTICULARS OFFICE

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01254 681133**

[www.tdawson.co.uk](http://www.tdawson.co.uk)

**TO LET**



## UNIT 18 TRIDENT PARK TRIDENT WAY BLACKBURN BB1 3NU

- Two-storey modern high quality office.
- Net floor area 1,450 Sq. Ft.
- Strategic position for serving Lancashire region.
- Adjacent Junction 6 M65 motorway.
- Available Spring 2026

## LOCATION

Trident Office Park occupies an excellent position just off Whitebirk Drive (A6119) which leads directly to Junction 6 of the M65 being approximately a quarter of a mile. This provides access to the Lancashire region and surrounding Boroughs of Hyndburn, Burnley, Preston and Rossendale. Manchester is 30 minutes' drive. Close by businesses include Bowker BMW, Hippo Motor Group and Warrantywise.

## DESCRIPTION

Desirable modern offices occupying a mid terrace position on the popular Trident Business Park. The office has double skin insulated cladding with feature tinted glazing to the frontage. Internally, there is an entrance foyer with a WC and access WC leading to an open plan office with a fitted kitchen and break out area. The first floor has been sub divided with full length glazed partitioning to form private offices and a separate boardroom. There is also a kitchenette facility. The specification includes suspended ceilings with LED lighting and wall mounted electric panel heaters.

## ACCOMMODATION

The office has a net internal area of 1,450 sq. ft. over the two floors.

## EXTERNALLY

There are five designated car spaces.

## SERVICES

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 2026 Rateable Value is £14,750. For details on rate payments enquiries should be made to Blackburn with Darwen Borough Council on 01254 585585.

## LEASE

Available by way of a new lease for a minimum term of three years with the tenant occupying on a full repairing and insuring basis. The tenant will be responsible for the usual outgoings including utilities, business rates and buildings insurance.

## RENTAL

**£14,750 PER ANNUM**

## VAT

VAT is applicable to the rental at the standard rate.

## SERVICE CHARGE

A service charge is levied for the maintenance and upkeep of the communal areas and landscaping. We understand this is currently £220 plus VAT per quarter.

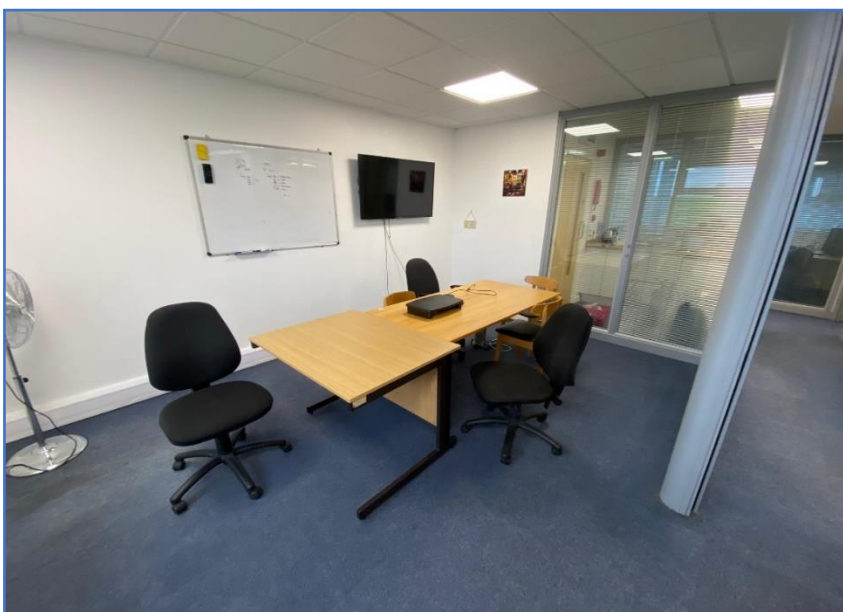
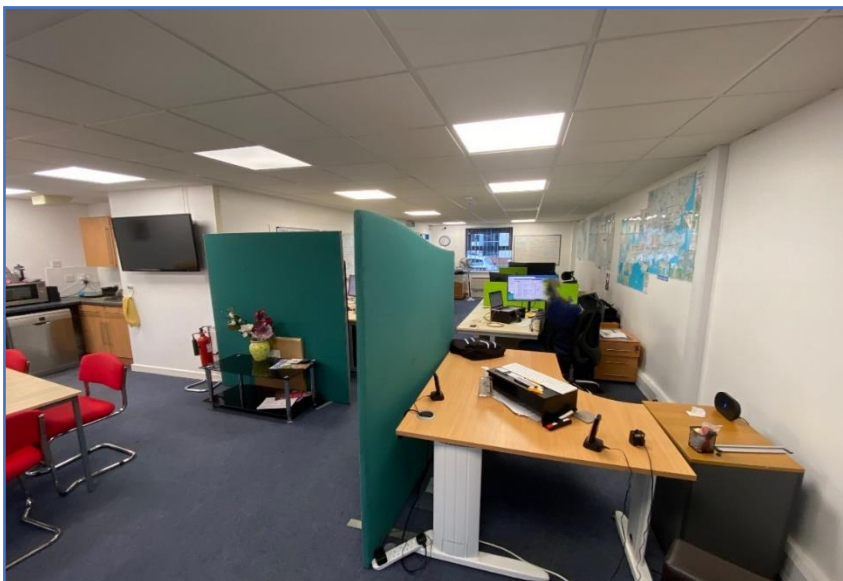
## ENERGY PERFORMANCE CERTIFICATE

Energy rating E(106). 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 JBR YM 2602.13719 Email [jason@tdawson.co.uk](mailto:jason@tdawson.co.uk)**





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