

OFFICE

Capricorn House, Capricorn Park,
Blakewater Road, Blackburn, BB1 5QR
blackburn@tdawson.co.uk

TO LET

**HIGH QUALITY PROFESSIONAL OFFICE SUITES
WITHIN PREMIER BUSINESS AND CONFERENCE CENTRE**

**SUPERB PARKING PROVISION AND TRANSPORT LINKS
TO THE NORTH WEST OF ENGLAND**

242 SQ. FT. – 1,657 SQ. FT.



**THE GLOBE CENTRE
ST JAMES SQUARE
ACCRINGTON
BB5 0RE**

LOCATION

Well positioned on the periphery of Accrington Town Centre adjacent to the main Tesco superstore and the refurbished Railway Station. The Bus Station is also close by and access to the M65 motorway at Junctions 7 and 8 is within a few minutes' drive. The location is excellent for access to the surrounding towns of Blackburn, Burnley and Rawtenstall. Manchester is approximately a forty minute drive.

DESCRIPTION

The office suites are located within the well-established and extremely popular Globe Centre which is a focal point for Accrington and the Hyndburn region. The Centre is within a five acre site and was transformed in the mid 1990s to form high specification offices with conference and exhibition facilities. The offices are further complemented by the provision of a restaurant brasserie and sandwich shop.

The site benefits from a CCTV security system monitored from the main reception, which is managed on a 24 hourly basis. From the main reception is the lift providing access to all floors. The Centre has been designed with the provision of disabled facilities.

Internally the office suites are well-presented and benefit from many of the original features of the building including attractive brick ceilings and good natural light. All suites have space heating room wall mounted electric heaters and are served by the communal toilet facilities located on each floor. A security access system is fitted within the main building. Some suites have the benefit of air conditioning.

ACCOMMODATION

As detailed in the schedule below.

TERMS

Available by way of new leases for terms to be agreed, on effective full repairing and insuring bases.

SERVICE CHARGE

A service charge will be levied to cover the repair, upkeep and maintenance of the structure of the building and communal areas within the Business Centre. These are detailed in the accommodation schedule below.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned reflecting an Energy Performance Asset Rating D (82). The Certificate is available upon request.

VIEWING STRICTLY BY APPOINTMENT WITH LETTING AGENTS TREVOR DAWSON LIMITED, CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 7BL. OUR REF JBR LMH 1904.6760



<u>Suite</u>	<u>Sq. Ft.</u>	<u>Rent £PSF</u>	<u>Rent</u>	<u>Service Charge</u>
Suite 7e	242 sq. ft.	£19.00 p.s.f.	£4,598.00 p.a.	£0.00
Suite 15	800 sq. ft.	£8.00 p.s.f.	£6,400.00 p.a.	£4,225.35 p.a.