

TO LET

Modern High Quality Offices
1,550 Sq Ft



UNIT 19 TRIDENT PARK, TRIDENT WAY, BLACKBURN, LANCASHIRE, BB1 3NU

- Easy access to M65
- Attractive views to the rear
- Competitive terms
- Private and open plan office suites



UNIT 19 TRIDENT PARK, TRIDENT WAY, BLACKBURN, LANCASHIRE, BB1 3NU

Location

The premises are situated on Trident Office Park, which has frontage to Whitebirk Drive, to the east of Blackburn and within 400 yards of Junction 6 of the M65 motorway.

This particular unit is situated to the rear of the development overlooking the Leeds Liverpool Canal and set amongst landscaped grounds and providing an attractive working environment.

Description

The premises comprise a mid terraced modern two storey office building with brick/insulated metal clad walls and roof. It also has the benefit of double glazed aluminium framed windows.

Internally to the ground floor, the accommodation has been subdivided to provide a reception area with two ancillary office suites together with WC and kitchen facilities.

At first floor level is a large open plan office with feature glazed corner suite and built-in storage cupboards.

The specification includes carpet tiled floors, painted plastered walls, suspended ceiling incorporating LED lighting, feature entrance area, electric heating, male and female WC facilities.

The property has the benefit of 5 dedicated parking spaces.

Accommodation

The accommodation is arranged as follows :

Ground Floor Reception Area, Kitchen, Two Private Offices 769 sq.ft
First Floor Open Plan Office with Private Suite 781 sq.ft
Total 1,550 sq.ft

Lease Terms

The premises area available by way of a new lease for a term of years to be negotiated, with the tenant occupying the premises on a full repairing and insuring basis.

The tenant is also responsible for the usual occupier's costs which include business and water rates and electricity.

Rating

From the Valuation Office Agency rating list, as published on the internet, we are advised that the property is assessed, with effect from 1st April 2026, at Rateable Value £14,750.

The rates payable are £6,750

Legal Costs

Each party to pay their own costs

VAT

VAT is applicable to the figures quoted in these particulars

Services

All mains services, with the exception of gas, are available to the premises.

EPC

An EPC is available on request

Planning

The property provides high quality office space and has planning consent 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

£18,000 Per Annum

Viewing

Strictly through agents
Taylor Weaver
(Neil Weaver MRICS)
01254 699030

neil@taylorweaver.co.uk

