

The Innovation Centre, Haslingden Road, Blackburn, BB1 2FD

**TO LET**



**TO LET**

Use - Office

Size - 227 - 1,321 Sq ft

Rent - From £110 per week

- Flexible lease terms
- Close to Junction 5 of the M65 Motorway
- 24/7 secure access with CCTV
- Fully equipped meeting/conference facilities



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## The Innovation Centre, Haslingden Road, Blackburn, BB1 2FD

### Location

The Innovation Centre is strategically located within half a mile of Junction 5 of the M65 motorway, which provides direct access to the M6 and M61 to the west and the M66 to the east.

Blackburn Town Centre is approximately one and a half miles from the premises.

### Description

The Innovation Centre provides flexible office space from 227 sq.ft to 1,321 sq.ft

The Centre also has a fully equipped meeting and video conferencing facilities and a wide range of business support services available, the Innovation Centre will provide existing companies with a sense of community to stimulate business growth and a nurturing and supportive environment for entrepreneurs during the critical start up stage of their business.

### Accommodation

The current availability is as follows:

| UNIT    | AREA (sq.ft) | RENT (Weekly) |
|---------|--------------|---------------|
| 101     | 227          | £110 pw       |
| 102     | 231          | £111 pw       |
| 103     | 231          | £111 pw       |
| 104-106 | 706          | £340 pw       |
| 107     | 269          | £130 pw       |
| 108     | 338          | £162 pw       |
| 109     | 296          | £142 pw       |
| 110     | 357          | £172 pw       |
| 111     | 354          | £170 pw       |
| 112-113 | 1,321        | £635 pw       |

### Rental

From £110 per week

### Lease Terms

The suites are available on flexible lease terms, subject to a minimum of 12 months.

The rent is inclusive of service charge, building insurance electricity and heating (Fair usage).

### Rating

Individual suites will be assessed upon occupation.

Subject to certain conditions no business rates should be payable by the occupier

### Legal Costs

Each to pay their own costs.

### VAT

Vat is applicable to figures quoted in these particulars

### Services

All mains services are available to the business centre

### EPC

An EPC is available on request.

### Viewing

Through agents  
Taylor Weaver  
(Rebecca Weaver)  
01254 699030

## The Innovation Centre, Haslingden Road, Blackburn, BB1 2FD



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

Telephone: 01254 699030



Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.