

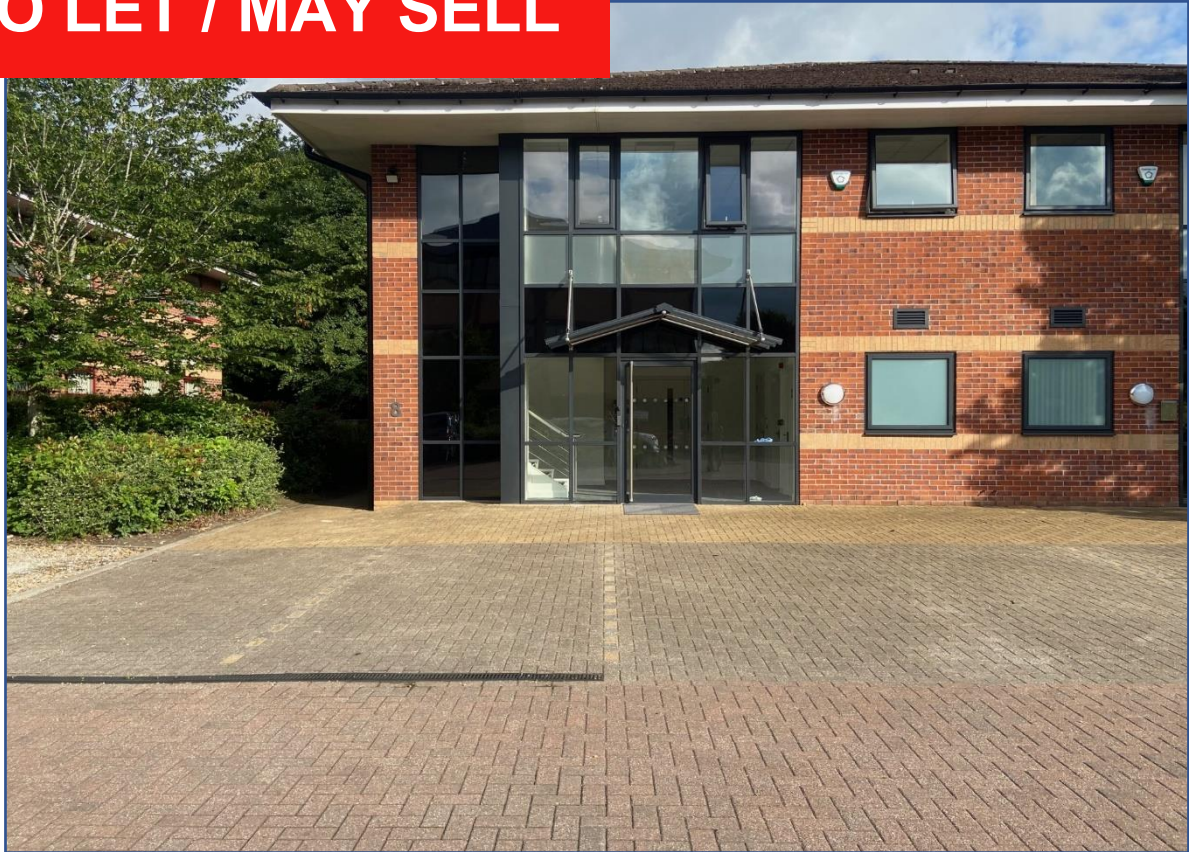
PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

TO LET / MAY SELL



UNIT 8 ARKWRIGHT COURT COMMERCIAL ROAD BLACKBURN INTERCHANGE J4/M65 DARWEN BB3 0FG

- Extensively refurbished high specification air-conditioned business offices.
- Excellent transport links adjacent to J4 M65 motorway Blackburn with Darwen Interchange Services.
- Eight parking spaces designated.
- Net floor area 2,529 sq. ft.

LOCATION

Arkwright Court is a Gladman development constructed around the Millenium and is a sought-after Business Park location adjacent to Junction 4 of the M65 on the Blackburn with Darwen Services Interchange. This is a recognised mixed commercial strategic location with a mixture of industrial warehousing, offices, trade counter operators, and Travelodge hotel. A central location for serving the North West region and surrounding boroughs of Blackburn, Burnley, Rossendale and Preston. Manchester city centre is within a half hour drive. The M65 provides direct access to the M6/M61/M60 and the A56/M66 at Burnley.

DESCRIPTION

A two-storey high specification office premises with brick elevations and an attractive tinted glazed feature frontage under a pitched tiled roof. The development of offices is enhanced by the attractive landscaped surrounds and block paved circulation and parking areas.

The detailed refurbishment has provided an overhaul to both the working and amenity areas to facilitate a modern working environment. The offices have a spacious entrance foyer with the ladies and disabled access WC. Kitchen with new wall and base units. This leads directly into the ground floor open plan office which benefits from new carpet tiles, full redecoration, and new suspended ceilings with LED lighting throughout. The first floor provides a spacious open plan working area. Air-conditioning has been installed.

ACCOMMODATION

The net internal areas are as follows:

Ground Floor

Open plan offices	1,002 sq. ft.
Entrance foyer/reception	200 sq. ft.
Kitchenette	40 sq. ft.

First Floor

Open plan office	1,287 sq. ft.
Total net internal floor area:	2,529 sq. ft.

EXTERNALLY

Designated parking provision for eight vehicles.

SERVICES

All mains services are available with the exception of gas. Air-conditioning has been installed which are assisted by wall-mounted electric panel heaters. It will be the tenant's/purchaser's responsibility to verify that all appliances, services and system are in working order, are of adequate capacity and suitable for their purpose.

RATING

The current rateable value is £19,750.

ENERGY PERFORMANCE CERTIFICATE

Energy rating B (32). A copy of the certificate is available upon request.

LEASE

Available by way of a new lease for a term of years to be agreed with rent reviews at appropriate intervals on a full repairing and insuring basis.

RENTAL

£32,000 per annum

TENURE

Long leasehold.

PRICE

£375,000

SERVICE CHARGE

A service charge is levied for the maintenance, repair and upkeep of the communal areas, including landscaping. Further details are available upon request.

VAT

VAT will be applicable at the standard rate.

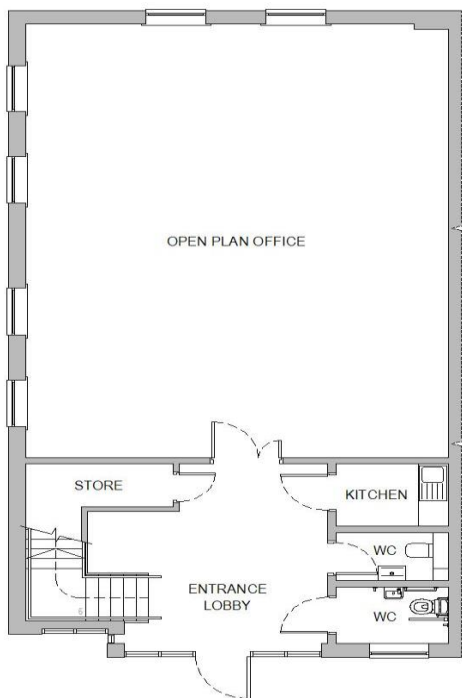
MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

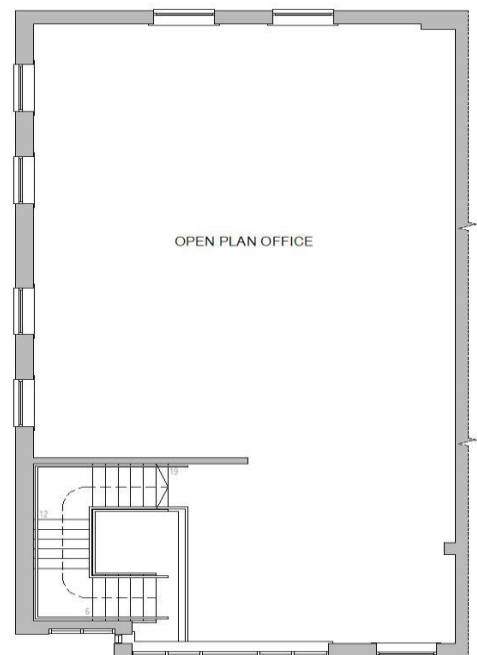
VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS, TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF JBR YM 2507.13574 email: jason@tdawson.co.uk



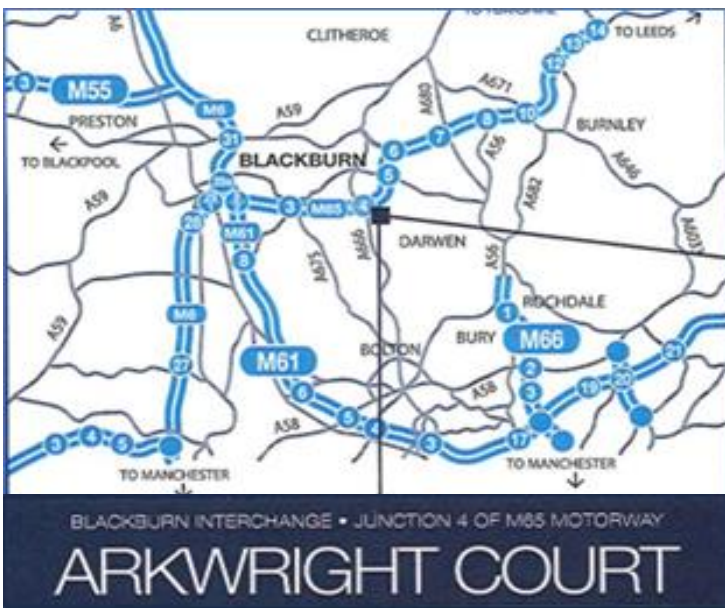
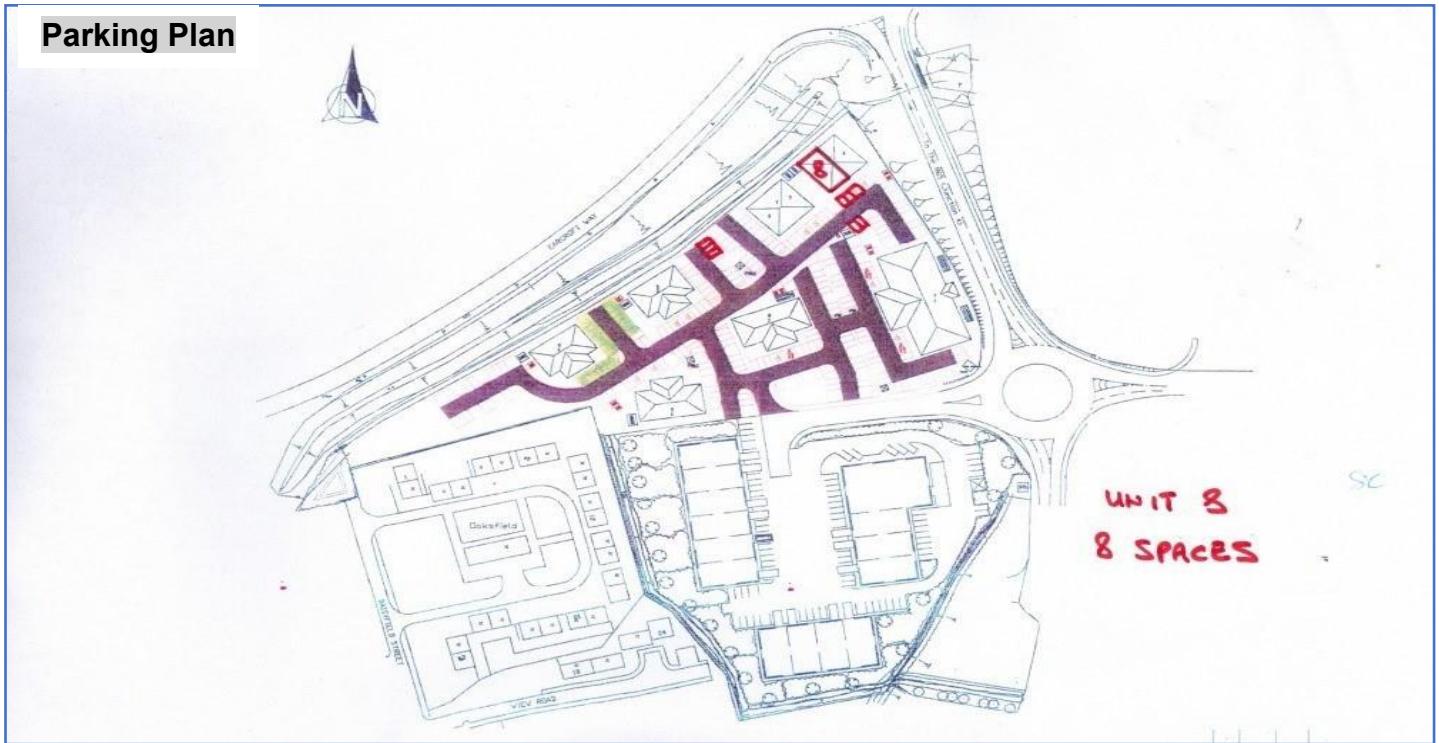


GROUND FLOOR



FIRST FLOOR

Parking Plan



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