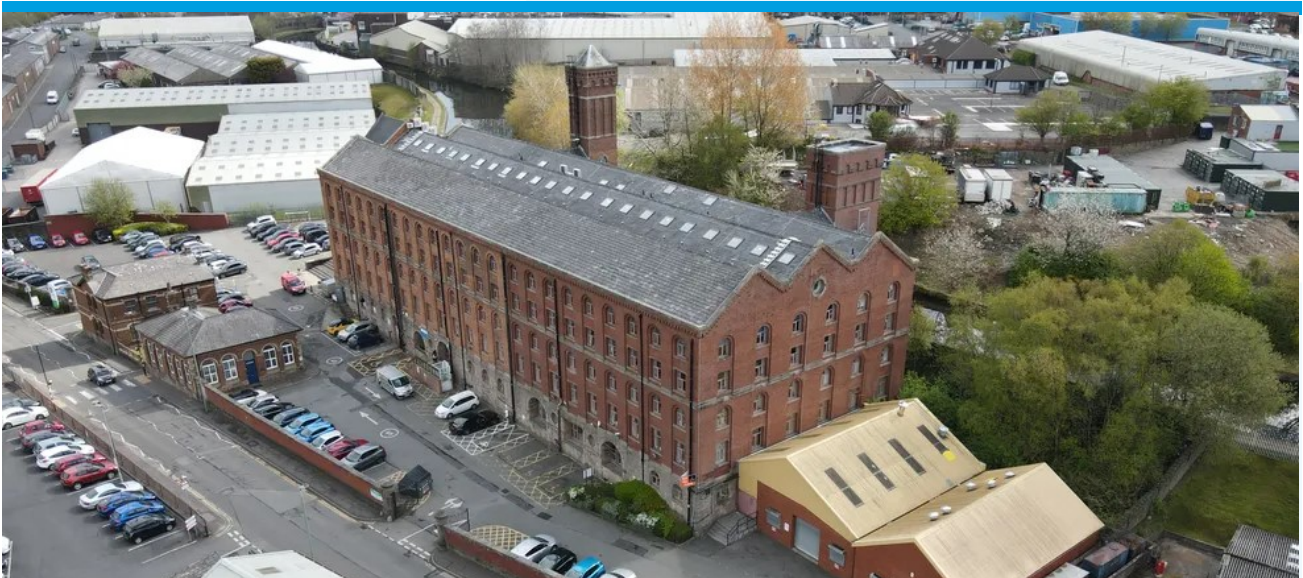


TO LET

DAISYFIELD BUSINESS CENTRE
APPLEBY STREET
BLACKBURN
BB1 3BL

- UNFURNISHED
- CAR PARKING
- ELECTRIC VEHICLE CHARGING POINTS
- COMMUNAL KITCHEN FACILITIES
- VARIOUS SIZES AVAILABLE
- CCTV ON SITE
- STAFFED RECEPTION
- ON SITE CAFÉ
- FLEXIBLE TERMS
- LIFT ACCESS TO ALL FLOORS

RENT: FROM £2,880 PER ANNUM EXC



Duxburys
Commercial

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

APPLEBY STREET, BLACKBURN

LOCATION

Daisyfield Business Centre is located on Appleby Street Blackburn which is approximately 0.5 miles from Blackburn town centre.

The area is predominately commercial with national and local occupiers within nearby proximity. Neighbours include, Tatlow Signs, Safestyle UK, Tesco Superstore, Morrisons, jds Trucks and Graham and Brown Factory Shop.

The business centre is best accessed by car however there are nearby bus stops and Blackburn railway station is approximately 1 mile from the business centre.

DESCRIPTION

Daisyfield Business Centre is a five storey former mill which has been converted in 39 luxury office suites.

The property stems character and is accessed via a generous car park off Appleby Street, overflow parking is also available.

The property boasts a modern, light and welcoming reception where a full time centre manager will always greet you and your guests with a smile.

The property has CCTV throughout, communal kitchens, an onsite café, car parking and electric car charging points.

There are office suites and meeting rooms of various sizes which are suitable for start-up and established businesses.

Each office has a electrical supply and telecommunications (broadband, telephone) connectivity although each tenant is responsible for finding their own telecommunications provider.

Suites are available on competitive terms.

ACCOMMODATION

Office Suites:
From 99 sq.ft to 2,210 sq.ft.

Meeting/conference rooms:
Accommodation for up to 50 people.

LEASE/LLEGAL FEES

Each party is to be responsible for their own legal fees.

EPC

Energy Rating: C

BUSINESS RATES

TBC

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

VAT

All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that;

(1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.

(2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.

(3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.

(4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.

(5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



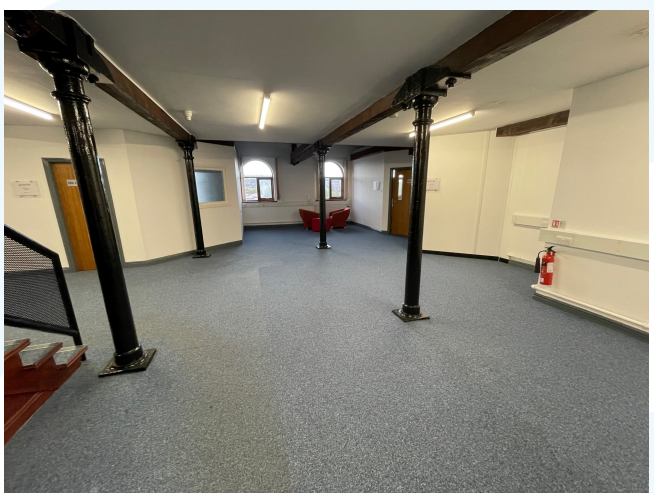
AVAILABILITY SCHEDULE

Status	Unit Number	Size (Sq ft)	Rent per annum (exc. Rates)
Vacant	Cottage 1	904	£6,328.00
Vacant	101	1,100	£10,010.00
Vacant	309	749	£5,243.00
Vacant	310	1,100	£7,770.00
Vacant	411	493	£3,451.00
Renovation	501	2,210	£13,260.00
Vacant	505	1,525	£10,675.00
Vacant	508	1,849	£12,943.00
Vacant	509	1,058	£7,406.00
Vacant	406 A	810	£5,670.00
Vacant	406 B	610	£4,270.00
Vacant	510 A	270	£4,800.00
Vacant	510 B	99	£2,880.00
Vacant	510 C	108	£3,000.00
Vacant	510 E	107	£3,000.00
Vacant	510 F	118	£3,120.00
Vacant	510 H	229	£4,680.00

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