

TO LET

INNOVATION CENTRE
EVOLUTION PARK
1 HASLINGDEN ROAD
BLACKBURN
BB1 2FD

- ON SITE PARKING
- MANNED RECEPTION
- CONFERENCE FACILITIES
- CLIMATE CONTROLLED OFFICES
- GRADE A OFFICES
- CLOSE TO THE M65 MOTORWAY
- SECURE SITE
- SHOWER FACILITIES
- BUSINESS GRADE BROADBAND

RENT: FROM £5,625 PER ANNUM EXC



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

HASLINGDEN ROAD, BLACKBURN

LOCATION

Evolution Park is perfectly located just minutes from Junction 5 of the M65, giving you access to the majority of the North West within an hour drive. With over 40,000 sq ft of fully serviced and managed office space you can be confident that we have a solution to suit your individual business needs. Situated at Evolution Park are two buildings, The Innovation Centre and Fusion House, which currently cater for around 30 individual businesses with over 600 staff.

DESCRIPTION

With a manned reception from 8:00am – 5:00pm, 24/7 access to your offices through security key cards and on-site car parking facilities you can run your business at any time that suits you.

Growing businesses will find multiple serviced office solutions that can give you more space as you need it. Office spaces varying from executive offices, small business offices, established business office space and large open plan spaces customisable to your specific needs.

Being based at Evolution Park gives you access to the meeting, conference and catering facilities on site as you need it. The shared spaces allow you to utilise the professional spaces without having to pay for space you aren't using for a significant part of the day. With facilities ranging from small meeting rooms to conference facilities for over 100 people, we have the solutions for your individual business needs.

As a nice added extra you will find all offices spaces have their own individual climate control systems. Shower facilities are also available on every floor at Evolution Park for the more active members of staff who prefer to cycle to work. Onsite parking is available for you and your visitors.

ACCOMMODATION

Please see availability on the following page.

LEASE/LEGAL FEES

The Property is available by way of a new full repairing and insuring lease for a term to be agreed. Each party is responsible for their own legal costs

EPC

Energy Rating: D

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.



The Innovation Centre Availability

Unit Number	Size (sq ft)	Rent (pa)
103	225	£5,625.00
107	269	£6,725.00
109	294	£6,725.00
110	357	£8,925.00
111	354	£8,850.00
G03	227	£5,675.00
G04 / G05	469	£11,725.00
G12	294	£7,350.00

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V

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