



TO LET

SERVICED OFFICES

Barnfield House, Accrington Road, Blackburn BB1 3NY

Size: 33- 145.9 sq.m (355-1570 sq.ft)

LOCATION

The property is prominently located on Accrington Road close to junction 6 of the M65 motorway.

DESCRIPTION

Comprising modern office suites available to purchase or lease within a vibrant Business Centre. Each suite includes carpet tiled floors, suspended ceilings and recessed Cat 2 lighting. At the entrance is a shared reception with tiled floor and recessed spotlighting. Meeting rooms are also available.

ACCOMMODATION

See schedule.

SERVICES

Each suite has the benefit of individually controlled electric wall mounted panel heaters.

RENT

See Schedule

TERMS

The offices suites are available on flexible lease terms. Tenants will occupy on an internal repairing basis. A service charge will be levied to cover external repairs, common area maintenance, including lift and cleaning, landscaping and rubbish removal

BUSINESS RATES

The individual suites are separately assessed for rating purposes. The rates payable figure has been calculated for the financial year 2016/2017 and includes the discount available through small business rate relief.

LEGAL COSTS

In respect of a leasehold transaction the ingoing tenant will be responsible for the Landlord's reasonable legal costs.

VAT

All prices quoted are exclusive of or may be subject to VAT at the prevailing rate.

VIEWING

STRICTLY BY APPOINTMENT

Petty Chartered Surveyors – 01282 456677
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Tel: 01282 456677

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Petty Chartered Surveyors, Imperial Chambers, Manchester Road, Burnley, BB11 1HH

**BLACKBURN GATEWAY,
ACCRINGTON ROAD
BLACKBURN**

SUITE	SIZE (sq ft)	RENT P.A.	SERVICE CHARGE & INSURANCE	PER WEEK
6	549	FREE OF CHARGE	MEETING ROOM FOR OCCUPIERS	
12	554	£4985.00	£1580.00	£126.00
14	560	£5040.00	£1610.25	£128.00
15	1570	£14000.00	£4474.50	£355.00
16	557	£5013.00	£1587.45	£127.00
18	1089	£9800.00	£3103.65	£248.00
19	441	£3969.00	£1256.85	£100.00
28	1089	£9800.00	£3103.65	£248.00
29	441	£3969.00	£1256.85	£100.00
30	355	£3195.00	£1011.75	£80.90

Exclusions:

All prices are subject to VAT at the prevailing rate; Business rates payable to local authority Electricity/BT/IT (service charge & insurance figures are based on £2.35 psf and 50p psf respectively)

**SUBJECT TO CONTRACT & TERMS AND CONDITIONS

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