



To Let

High Quality Office Accommodation

175 - 702 SQ FT (16.26 - 65.22 SQ M)

📍 CUNNINGHAM COURT, SHADSWORTH BUSINESS PARK, BLACKBURN, BB1 2QS

TW
Turner Westwell
Commercial Agents

KEY FEATURES

- Well established business park environment
- Strategically located with immediate access to the M65
- Suitable for a range of uses including offices, leisure, light industry/technology and treatment etc
- Available on flexible lease terms with inclusive rentals available
- Nearby occupiers include Euro-Garages, KBL Solicitors, Accountants, Gymnasium/Fitness Studio
- From £3,900 per annum inclusive



Map Data: Google Earth

LOCATION

Cunningham Court is situated at the entrance to Shadsworth Business Park, adjacent to Junction 5 of the M65 motorway. Shadsworth Business Park is an established commercial and industrial park, home to occupiers such as Euro Garages and many other well established industrial and office occupiers.

DESCRIPTION

Cunningham Court provides an established, modern office park development consisting of a series of high quality, individual and self-contained studio office buildings, which have been let to various well known local occupiers, including Accountants, Solicitors, Fitness Studio and Financial Advisors.

Suites are available within Unit 14, which is a modern, two storey building with a series of office suites available on the ground and first floor levels, accessed via a central stairwell set within an atrium entrance foyer.

There are shared WC and Kitchen facilities.

Heating to the offices is provided via a comfort-cooling/air conditioning.

There is onsite parking available.

BUSINESS RATES

The Tenant is responsible for the Business Rates, although from our enquiries of the Valuation Office Agency website, we understand that all available suites attract 100% small business rates for qualifying occupiers. Interested parties are advised to contact the Local Rating Authority to confirm.

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Net Internal Areas:

Description/Floor	Sq Ft	Rent (PA)	Service Charge	Building Insurance
Unit 14 Suite 1	251	£4,680	Included in rent	Included in rent
Unit 14 Suite 2	226	£4,680	Included in rent	Included in rent
Unit 14 Suite 4	298	£5,200	Included in rent	Included in rent
Unit 14 Suite 5	175	£3,900	Included in rent	Included in rent

SERVICES

We understand the mains services connected to the property water supply, electricity supply, and of course, mains drainage. Please note that Turner Westwell Commercial Agents have not tested any of the service installations or appliances.

The utilities for the suites are included within the rental.

LEASE TERMS

Available by way of a new Lease for a minimum Term of 12 months.

PARKING PROVISIONS

Suites 1, 2, 4 & 5 are allocated 1 x car parking space.

USE

E- Class. Professional Offices or other uses included within Use Class E.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved in the transaction.



EPC

Energy Performance Certificates have been commissioned and a full copy of the report will be available upon request.

VIEWINGS

Strictly by appointment with the sole agents TURNER WESTWELL COMMERCIAL AGENTS.

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