

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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www.tdawson.co.uk

TO LET / MAY SELL



UNIT 4 ARKWRIGHT COURT BLACKBURN INTERCHANGE J4/M65 BB3 0FG

- Refurbished high-spec HQ/regional offices
- Excellent parking provision for 20 vehicles
- Air con, EV charges, EPC rating A
- J4 M65 at Blackburn with Darwen Services
- Net floor area 5,200 sq. ft. (483 sq. m.) – will split

LOCATION

Arkwright Court is situated at Junction 4 M65 on the Blackburn Interchange. There are transport links to the M6/M61 and M66/M60. This is a strategic position for a regional HQ within the north and Lancashire region, approximately half an hour drive from Manchester city centre. Adjacent to the services, with amenities including Costa Coffee, Travelodge and McDonald's.

DESCRIPTION

Detached two-storey offices with feature brickwork, tinted glazing and within sought-after landscaped grounds of Arkwright Court. This is an extremely popular professional business location.

Internally, the offices have been refurbished to a high standard, and include the following:

- Air conditioning
- EV car charging points
- 20 allocated parking spaces (10 per floor)
- EPC A rating
- Raised access floor with floor boxes
- Open plan with partitioned meeting and training rooms
- Passenger lift
- Refurbished fitted kitchens and staff amenity
- WC facilities including disabled on both floors
- Suspended ceilings with new LED lighting
- Solar panels

ACCOMMODATION

The approximate net internal areas are as follows:

Ground Floor

Open plan offices, kitchen, ladies and gents toilets plus disabled WC 2,500 sq. ft.

First Floor

Main open plan office, two private offices, board/training room 2,500 sq. ft.
Kitchen 200 sq. ft.

Total net internal floor area: 5,200 sq. ft.

EXTERNALLY

Twenty designated parking spaces.

SERVICES

All mains services are available with the exception of gas. Air conditioning has been installed together with additional electric wall mounted panel heaters to the private offices. It would be the purchaser's/ingoining tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

There are two rating assessments for the property as follows:

Ground floor - £20,750

First floor - £22,250

ENERGY PERFORMANCE CERTIFICATE

The offices currently have a C rating which is shortly to be upgraded to EPC rating A.

TENURE

Long leasehold.

PURCHASE PRICE

£750,000

LEASE

Available by way of a new lease for a term of years to be agreed. Our clients will give consideration to a letting on a floor-by-floor basis. Details provided upon request.

RENTAL

£65,000 per annum

SERVICE CHARGE

A service charge is levied by a management company for the maintenance, repair and upkeep of communal areas including landscaping. This is approximately £400 per quarter.

VAT

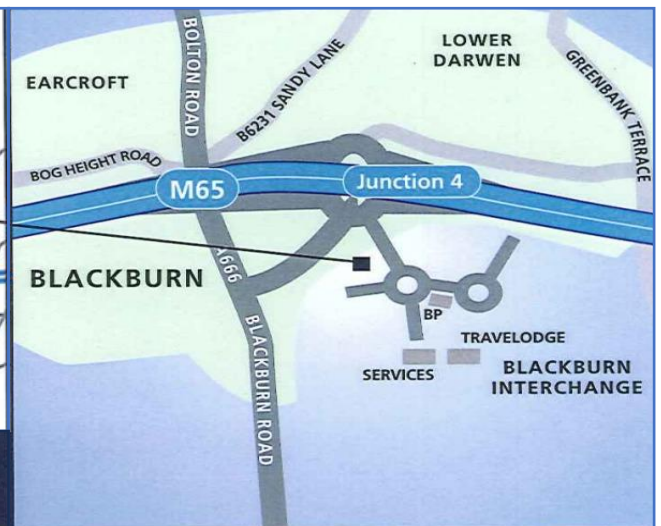
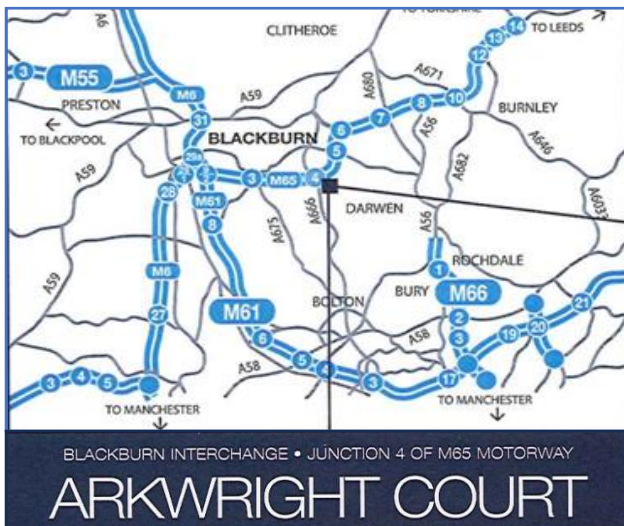
VAT will be applicable to the sale price/rental at the standard rate.

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.
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BLACKBURN INTERCHANGE • JUNCTION 4 OF M65 MOTORWAY
ARKWRIGHT COURT

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