

# PROPERTY PARTICULARS OFFICE

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01254 681133**

[www.tdawson.co.uk](http://www.tdawson.co.uk)

**FOR SALE / TO LET**



## UNIT 14 DALTON COURT BLACKBURN INTERCHANGE DARWEN BB3 0DG

- Premier two-storey offices on secure by design development
- Parking for eleven vehicles
- Adjacent to Junction 4 M65 motorway Blackburn Interchange
- Net floor area 2,230 sq. ft

## LOCATION

Situated at Junction 4 of the M65 motorway on the Blackburn with Darwen Service Interchange. Sought-after location providing offices, industrial trade counter and trade counter operators. Close by is a Costa Coffee, Greggs, McDonald's and Travelodge and therefore providing a good regional base. Manchester city centre is within a half hour drive and the M65 leads directly to the M6, M61 and M66.

## DESCRIPTION

An attractive courtyard development within security fenced landscaped grounds and block paved circulation areas including the parking. The offices are an end terrace constructed in brickwork under a pitched tiled roof which offer high specification offices. Internally, the premises on the ground floor comprise an entrance lobby with ladies and gents WCs which leads into a main reception with kitchen off and rear boardroom and private office. The first floor has also been partitioned to provide a main open plan working area with three rear management offices and two front private offices. There are suspended ceilings with recessed LED lighting and heating is by way of wall mounted electric panel heaters.

## ACCOMMODATION

The net internal floor areas are as follows:

Ground Floor	1,066 sq. ft.
First Floor	1,164 sq. ft.
<b>Total</b>	<b>2,230 sq. ft.</b>

## PARKING

The offices have eleven designated parking spaces (see title plan).

## SERVICES

All mains services are connected with the exception of gas. It is the purchaser's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## RATING

The 2023 rateable value is £17,500. Details on rate payments enquiries should be made to Blackburn with Darwen Borough Council on 01254 585585.

## TENURE

Long leasehold for a term of 999 years.

## PRICE

**OFFERS IN THE REGION OF £295,000**

## LEASE

Available by way of a new lease for a term of years to be agreed.

## RENTAL

**£26,800 PER ANNUM**

## VAT

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

## SERVICE CHARGE

A service charge will be levied for the upkeep of the communal areas and landscaping.

## ENERGY PERFORMANCE CERTIFICATE

Energy rating B (43). A copy of the certificate is available upon request.

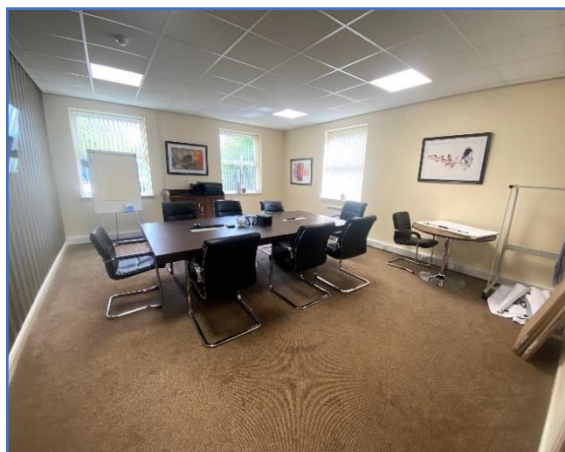
## MONEY LAUNDERING

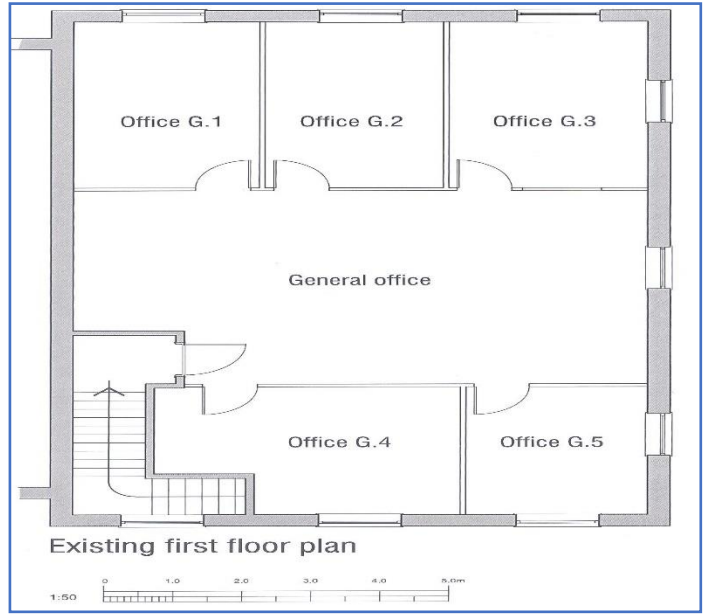
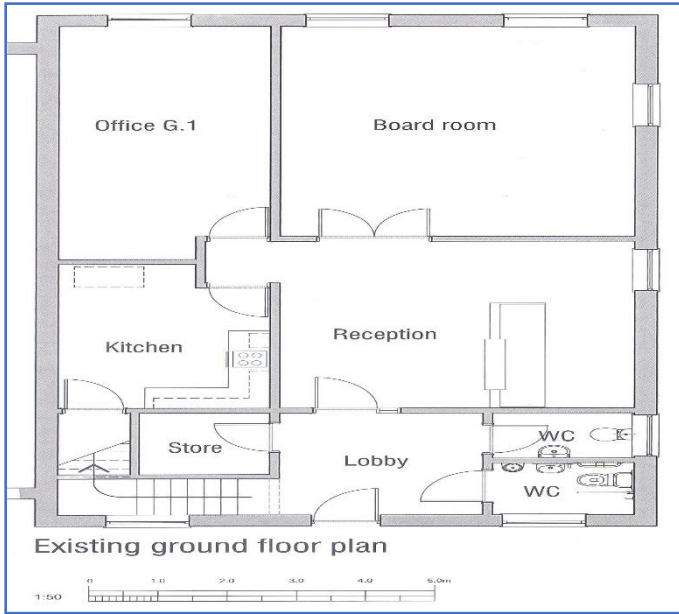
In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

## VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS, TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.**

**OUR REF JBR YM 2405.13397 email [jason@tdawson.co.uk](mailto:jason@tdawson.co.uk)**





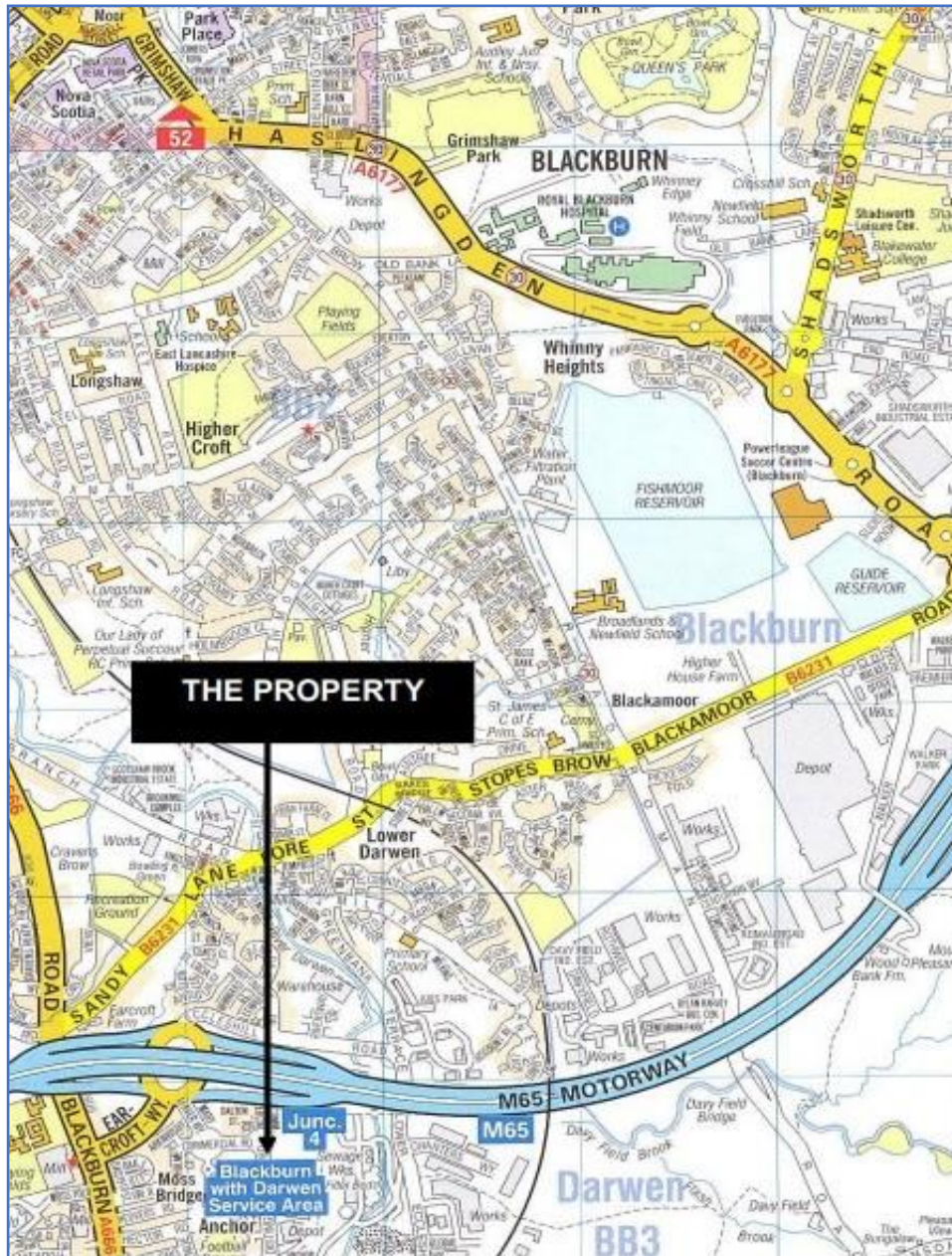
HM Land Registry  
 Official copy of  
 title plan

Title number **LAN164652**  
 Ordnance Survey map reference **SD68245E**  
 Scale **1:1250**  
 Administrative area **Blackburn with Darwen**

© Crown copyright and database rights 2015 Ordnance Survey 400009851063.  
 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

**Unit 14 has eleven designated car parking spaces**

This official copy is incomplete without the preceding notes page.



Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

Trevor Dawson, Commercial Property Consultants, is a trading name of Trevor Dawson Ltd.  
A company registered in England and Wales. Registered office at Capricorn House. Registered number 09533426

**TREVOR  
DAWSON**  
COMMERCIAL PROPERTY CONSULTANTS  
**01254 681133**  
[www.tdawson.co.uk](http://www.tdawson.co.uk)