

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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www.tdawson.co.uk

FOR SALE / TO LET



UNIT 8 ARKWRIGHT COURT COMMERCIAL ROAD BLACKBURN INTERCHANGE DARWEN BB3 0FG

- High specification business offices with excellent transport links
- Adjacent J4 M65 motorway on Blackburn with Darwen Services
- Parking for seven vehicles
- Net floor area 2,380 sq. ft.

LOCATION

Arkwright Court is a sought-after Business Park at Junction 4 of the M65 on the Blackburn with Darwen Services Interchange. This is a mixed commercial location comprising industrial warehousing, trade counter operators, offices, food convenience and hotel. A central location for serving the boroughs of Blackburn, Burnley, Rossendale and Preston, with excellent transport links to Manchester city centre within half an hour's drive. The M65 links to the M6/M61 and the A56/M66 at Burnley.

DESCRIPTION

A prestigious terraced two-storey office building with brick elevations incorporating tinted glazed feature frontage under a pitched tiled roof. The appearance is enhanced by the landscaped surrounds and block paved parking area.

Internally, the premises have an entrance foyer with glazed frontage, tiled flooring and suspended ceiling with spotlighting. Within the foyer area are toilet and kitchenette facilities. The foyer leads to an open plan office with underfloor IT facilities, wall-mounted electric panel heaters and suspended ceilings incorporating LED lighting. The first floor has been partitioned to form separate offices and a large training room. Air-conditioning has been installed.

ACCOMMODATION

The net internal area is as follows:

Ground Floor

Entrance foyer, open plan office, kitchenette and toilets 1,000 sq. ft.

First Floor

Partitioned offices and main training and board room 1,380 sq. ft.

Total net internal floor area: 2,380 sq. ft.

EXTERNALLY

There is designated parking for seven vehicles.

SERVICES

All mains services are available with the exception of gas. Heating is by way of air-conditioning with additional wall-mounted electric panel heaters. It would be the purchaser's/ingoining tenant's responsibility to verify that all appliances, services and system are in working order, are of adequate capacity and suitable for their purpose.

RATING

The offices are currently assessed with the adjoining unit and will be re-assessed upon completion of a sale or lease. The estimated rateable value is £21,000.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy will be available upon request.

TENURE

Long leasehold.

PURCHASE PRICE

£315,000

LEASE

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

RENTAL

£28,750 per annum

SERVICE CHARGE

A service charge is levied for the maintenance, repair and upkeep of the communal areas, including landscaping. Further details are available upon request.

VAT

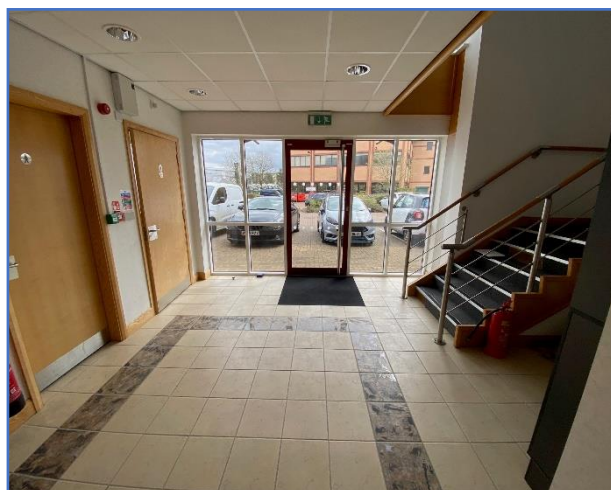
VAT will be applicable to the sale price/rental at the standard rate.

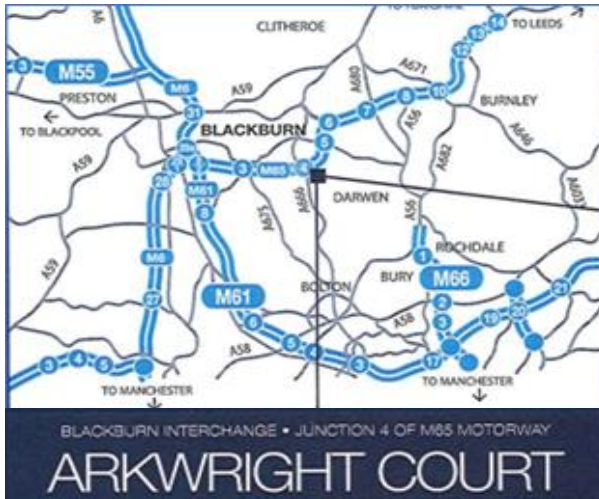
MONEY LAUNDERING

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. OUR REF JBR YM 2404.13382





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