

# PROPERTY PARTICULARS OFFICE

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

**01254 681133**  
www.tdawson.co.uk

**TO LET**



**SURPLUS ACCOMMODATION  
GROUND FLOOR  
BLAKEWATER HOUSE  
CAPRICORN BUSINESS PARK  
BLAKEWATER ROAD  
BLACKBURN  
BB1 5QR**

- Excellent ground floor fully fitted office suite
- 969 Sq. Ft.
- Three car parking spaces

## LOCATION

Capricorn Park occupies an elevated position within Greenbank Technology Park approximately half a mile from Junction 6 of the M65 motorway. Blackburn town centre is within one and a half miles and the surrounding area is mixed commercial.

## DESCRIPTION

The ground floor suite is predominantly open plan with an adjoining boardroom, fully fitted with adjoining toilets and kitchen.

## ACCOMMODATION

The net internal floor area is 969 square feet.

## EXTERNALLY

There is provision for three cars adjacent to the property.

## SERVICES

All mains services are available. It is the ingoing 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

Currently, part of an overall assessment which will be re-assessed on occupation. A sole occupier would benefit from 100% discount on rates payable through the Small Business Rating Relief Scheme. Enquiries should be made through the rates department of Blackburn with Darwen Borough Council on 01254 585585.

## ENERGY PERFORMANCE CERTIFICATE

Energy rating C (66). A copy of the Certificate is available upon request.

## LEASE

Internal repairing for an initial period up until February 2025 and thereafter for a term to be agreed.

## RENTAL

**£8.50 per square foot or £8,236 per annum.**

## SERVICE CHARGE

A service charge will be payable in respect of joint utilities, insurance, and repairs.

## VAT

VAT will be charged on the rental at the current prevailing rate.



## VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.  
OUR REF CEJ YM 2402.13367 Email [caroline@tdawson.co.uk](mailto:caroline@tdawson.co.uk)**

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