

PROPERTY PARTICULARS

OFFICE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

TO LET



**GROUND FLOOR
UNIT 6 DALTON COURT
BLACKBURN INTERCHANGE SERVICES
JUNCTION 4, M65 MOTORWAY
DARWEN
BB3 0DG**

- Prestigious self-contained office suite within modern courtyard development
- Parking for three vehicles
- Excellent location at Junction 4, M65 motorway
- Fully fitted
- Net floor area 743 Sq. Ft.

LOCATION

Situated within the Blackburn with Darwen services on Junction 4 of the M65 motorway. Mixed development combining offices, trade park, motor dealership and light industrial uses with superb access to the motorway network.

DESCRIPTION

Situated on the ground floor nearly opposite the entrance to the secure courtyard, currently comprising three cellular offices being fully fitted with good natural light, carpets, blinds and suspended ceiling and separate intercom and Wi-Fi systems.

The accommodation leads off the ground floor entrance foyer with ladies and gents toilets, including disabled, and a fitted kitchen which is shared with the first floor tenants.

ACCOMMODATION

Ground Floor **743 sq. ft.**

EXTERNALLY

The accommodation has three car parking spaces which are surfaced with attractive block paving and accessed via a barrier and security system.

SERVICES

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

The ground floor is currently listed as having a rateable value of £6,200.

Under the current Small Business Rate Relief Scheme a sole occupier would benefit from 100% discount. Contact Blackburn with Darwen Borough Council 01254 585585 to confirm.

LEASE

Available by way of a new lease for a minimum term of three years incorporating rent reviews.

RENTAL

£1,200 per month (inclusive of service charge and buildings insurance)

VAT

VAT will be charged on the rental at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

Energy rating B(40). The Certificate is available upon request.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF CEJ YM 2401.13358 Email caroline@tdawson.co.uk



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