

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



FIRST FLOOR SUITE REGENT HOUSE REGENT STREET BLACKBURN BB1 6BH

- Prominent Town Centre Position
- Disabled and Lift Access
- Impressive Art Deco Style Building
- 1,239 Sq. Ft.

LOCATION

Regent House fronts the inner ring road, Barbara Castle Way, on the periphery of the Town Centre. The offices are in a professional business area adjacent to Pierce accountants and the St John's Business Centre. The bus interchange and railway station are within a few minutes' walking distance.

DESCRIPTION

Regent House is a modern three-storey office building with a main central lobby entrance occupied by toilets and lift to all floors. The accommodation is the right-hand side open plan suite at first floor. The office has the benefit of recessed lighting, carpets, sealed UPVC double glazing and are served by a gas hot water central heating system.

The office enjoys good natural light.

ACCOMMODATION

First Floor

Right-hand suite 1,239 sq. ft.

PARKING

There is on-street three hour parking directly outside the building and nearby public car parks.

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.

ADDITIONAL IT

Additional IT is available. Handsets, GbE switch, Wi-Fi access point, internet. Prices upon request.

RATING

First Floor

Right-hand side – rateable value £7,400.

Tenants may be entitled to rate relief under the Small Business Rate Relief Scheme. Enquiries regarding the payment of Business Rates should be directed to Blackburn with Darwen Borough Council on 01254 585585.

ENERGY PERFORMANCE CERTIFICATE

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

LEASE

The office suite is available by way of a new lease for a term of years to be agreed.

RENTAL

£10.00 per square foot per annum

VAT

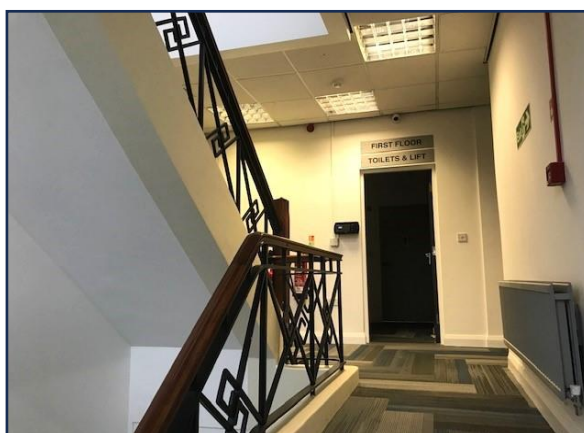
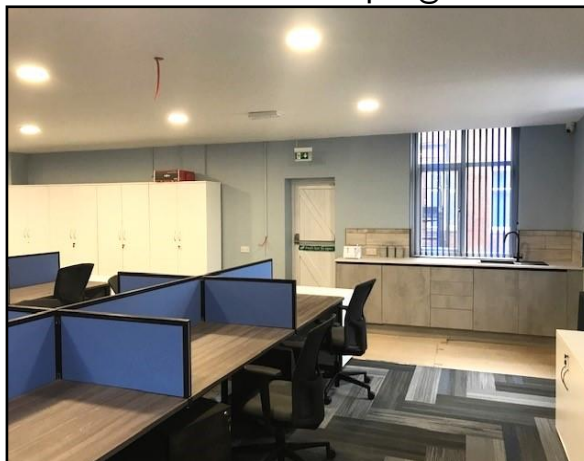
VAT is charged upon the rental.

SERVICE CHARGE

A charge will be levied in respect of the maintenance and upkeep of the maintenance of the building, and the cleaning of common areas. This will include lift and fire alarm maintenance and gas and electric.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF SRJ YM 2311.12390 Email stephen@tdawson.co.uk



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