

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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www.tdawson.co.uk

FOR SALE / TO LET



UNIT 9 ARKWRIGHT COURT COMMERCIAL ROAD BLACKBURN INTERCHANGE DARWEN BB3 0FG

- Two-storey high specification offices in excellent business location with parking
- J4 M65 motorway on Blackburn with Darwen Services Interchange
- Net floor area 2,380 sq. ft.

LOCATION

Arkwright Court is a sought-after Business Park location on the Blackburn with Darwen Services Interchange at Junction 4 of the M65. Excellent transport links are available to the M6/M61 and M66/M60. The property is centrally positioned to serve the boroughs of Blackburn, Burnley, Rossendale and Preston. Manchester city centre is within half an hour's drive.

DESCRIPTION

An end terraced two-storey office building with feature brickwork elevations and attractive glazed frontage under a pitched roof.

Internally, the accommodation comprises an entrance foyer with toilets including disabled and kitchenette leading to partitioned private offices with a rear open plan office. On the first floor there is a spacious open plan office area with two rear partitioned offices. There is UPVC double glazing, suspended ceiling with LED lighting and wall mounted electric panel heaters supported by an air conditioning system. There is raised flooring for IT purposes.

ACCOMMODATION

The net internal area is as follows:

Ground Floor

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

First Floor

Open plan office, two rear offices and meeting room 1,380 sq. ft.

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

EXTERNALLY

There is designated parking for seven vehicles within the landscaped grounds.

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 split upon occupation/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 on a full repairing and insuring basis.

RENTAL

£28,750 per annum

SERVICE CHARGE

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

VAT

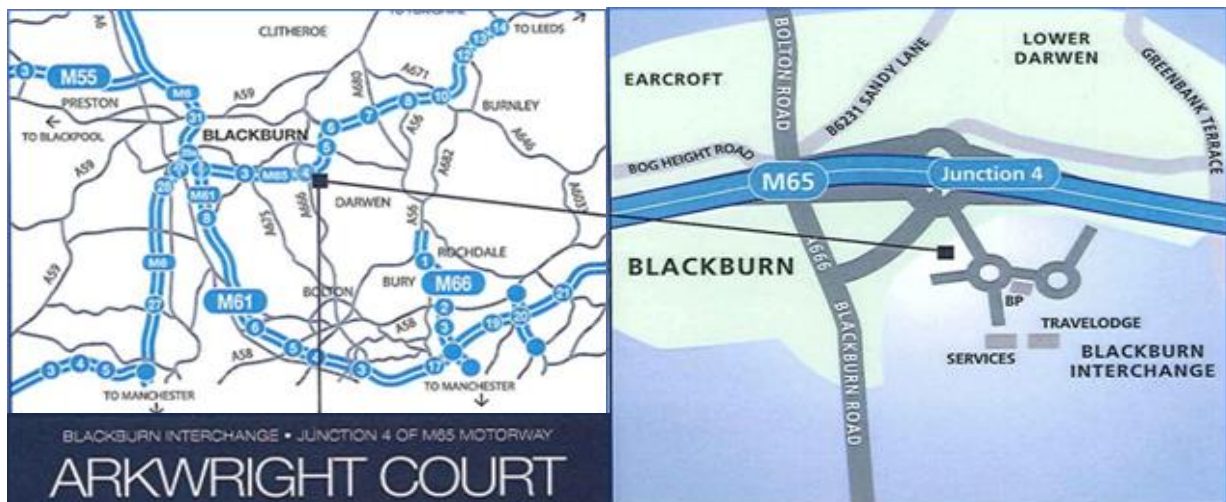
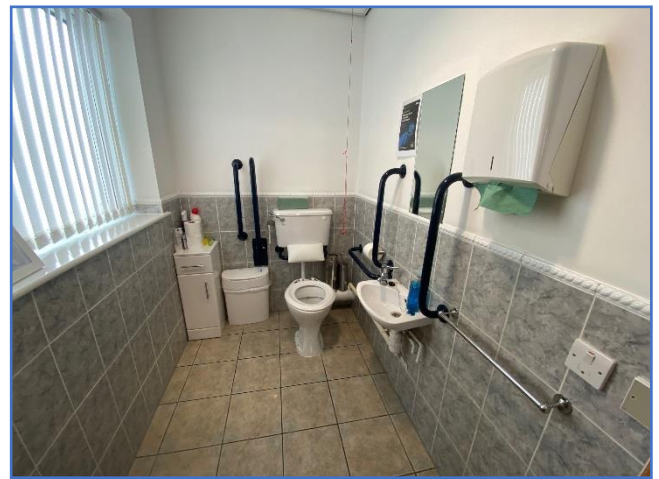
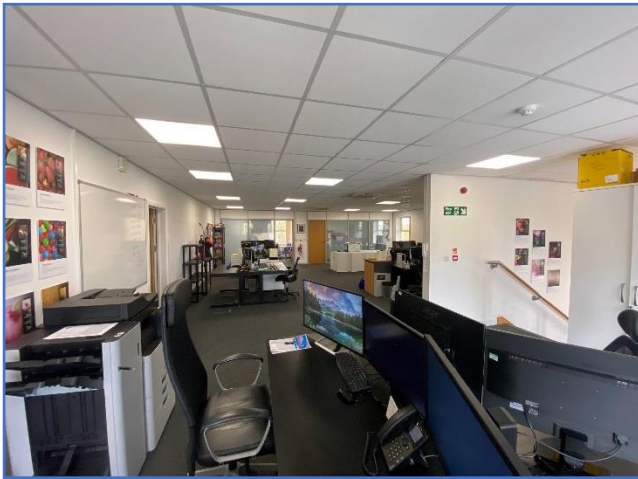
VAT will be applicable to the sale price/rental at the standard rate.

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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