

## **TO LET**

**GRADE A OFFICES**

**PROMINENT LOCATION A FEW MINUTES' DRIVE OF  
JUNCTION 5 OF THE M65**

**FLEXIBLE TERMS**

**227 – 1,321 SQ. FT.**



**THE INNOVATION CENTRE  
EVOLUTION PARK  
HASLINGDEN ROAD  
BLACKBURN  
BB1 2FD**

## **LOCATION**

Evolution Park is Blackburn's premier business location adjacent to the Royal Blackburn Teaching Hospital and within a few minutes' drive of Junction 5 of the M65. A variety of retail and leisure facilities are within walking distance.

## **DESCRIPTION**

Offering flexible office space from 227 sq. ft. to 1,321 sq. ft. with opportunities for further combinations. The suites are fully fitted with a wide range of business support services available for young and established businesses. Conferencing and meeting rooms are readily available with superb communal facilities and manned reception.

Availability within the Innovation Centre is set out on the attached schedule.

## **SERVICES**

All mains services are connected to the site. It is the incoming 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 individual suites will be separately assessed. Small Business Rate Relief may apply and prospective tenants are requested to contact Blackburn with Darwen Borough Council on 01254 585585 with enquiries in this regard.

## **LEASE TERMS**

Suites are available on flexible lease terms from twelve months upwards. The leases will be on internal repairing bases.

## **RENTAL**

**£25.00 per square foot, per annum, inclusive of service charge and electricity.**

## **VAT**

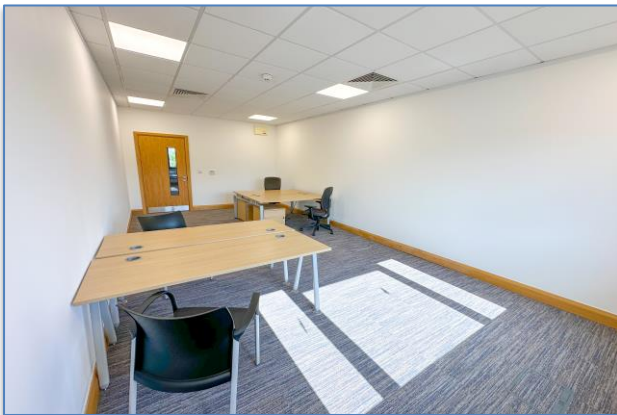
VAT will be charged on the rental at the current prevailing rate.

## **ENERGY PERFORMANCE CERTIFICATES**

The property's Energy Performance Asset Rating is as follows:

The Innovation Centre – D (81)

The certificate is available upon request.



## SCHEDULE OF ACCOMMODATION

### THE INNOVATION CENTRE

Suite	Sq. Ft.	Rental £ per month
101	227 sq. ft.	£473 per month
102	231 sq. ft.	£481 per month
103	231 sq. ft.	£481 per month
104, 105, 106	706 sq. ft.	£1,471 per month
107	269 sq. ft.	£560 per month
108	338 sq. ft.	£704 per month
109	296 sq. ft.	£617 per month
110	357 sq. ft.	£744 per month
111	354 sq. ft.	£737 per month
112 & 113	1,321 sq. ft.	£2,752 per month



**VIEWING STRICTLY BY APPOINTMENT WITH AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE,  
CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. TELEPHONE 01254 681133  
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