*PROPERTY PARTICULARS





Capricorn House, Capricorn Park,
Blakewater Road, Blackburn BB1 5QR
blackburn@tdawson.co.uk

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 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 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.

<u>VAT</u>

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.





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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 OUR REF CEJ LMH 1221.12892 Email caroline@tdawson.co.uk



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