

**TO LET/MAY SELL**

**CASTLEWAY HOUSE  
17 PRESTON NEW ROAD  
BLACKBURN  
BB2 1AU**



**Prominent, strategically located  
Grade A refurbished office building.**

**Residential/educational/leisure potential.**

**Substantial frontage to Barbara Castle Way.**

**45,197 Sq. Ft.**

**45 car parking spaces.**

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS  
**01254 681133**  
www.tdawson.co.uk



# CASTLEWAY HOUSE

Constructed in 2003, Castleway House is a five-storey, prominent, detached building of steel frame construction externally clad with brick, render and metal cladding. Glazed curtain wall and terracotta block wall finishes incorporating brise soleil features. Flat roof with insulated PVC single ply roof coverings. Aluminium framed double glazed external windows.

The property has the benefit of a lower ground floor covered parking area accommodating 22 spaces. In addition there is an external car park adjoining the building which accommodates a further 23 spaces.

Internally fitted to a high standard with carpets, raised access panel floors and suspended ceilings incorporating an air conditioning/comfort cooling system. The offices, which are generally open plan, are accessed via a generous reception area.

The site is close to Blackburn with Darwen councils £250m town centre master plan redevelopment which will comprise new housing and retail and a new skills and educational campus. The biggest town centre regeneration of its type in the region.



## ACCOMMODATION

The property is available as a whole or on a floor-by-floor basis:

Ground floor .....	10,656 sq. ft.
First floor .....	10,839 sq. ft.
Second floor .....	10,742 sq. ft.
Third floor .....	10,441 sq. ft.
Basement .....	2,519 sq. ft.

**Total net internal area 45,197 sq. ft.**

## SERVICES

It is the prospective purchaser's/ingoining tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## RATEABLE VALUE

The property is currently listed as having a rateable value of £352,500.

## ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available upon request in due course.

## LEASE

A full repairing and insuring lease for a term of years to be agreed.

## RENTAL

**£12.00 PER SQUARE FOOT, PER ANNUM.**

## SERVICE CHARGE

A service charge, in respect of part only, will be levied for the maintenance and upkeep of the common areas.

## MAY SELL

**PRICE UPON APPLICATION.**

## VACANT POSSESSION

Available June 2023 post refurbishment.

## VAT

VAT will be charged on the purchase price/rental and service charge at the current prevailing rate.

## VIEWING

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

**OUR REF CEJ LMH 2211.**

Email [caroline@tdawson.co.uk](mailto:caroline@tdawson.co.uk)

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**Castleway House**

**Barbara Castle Way**

**Site perimeter**

**Blackburn College  
Campus**

**King George's Hall**

**Shopping Mall**

**Bus Station**

**Development  
Sites**

# LOCATION

Situated in one of the most prominent locations in Blackburn Town Centre with a substantial frontage to Barbara Castle Way, the inner relief road around the Town Centre, and within walking distance of all the Town Centre amenities.

Blackburn has been transformed over the last fifteen years through regeneration and development, including the Cathedral Quarter and the £66 million redevelopment of The Mall shopping centre and Network Rail investment in Blackburn with half-hourly services to and from Manchester. The complete redevelopment of Blackburn College is adjacent to Castleway House, as is the Central Health Centre.

Further development is taking place around King George's Hall, including the Reel cinema complex and Blakey Moor Leisure area.

**Cathedral Quarter**

**Railway Station**

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