

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk

FOR SALE/MAY LET
(Due to Relocation)



UNIT 1D CAPRICORN BUSINESS PARK BLAKEWATER ROAD BLACKBURN BB1 5QR

- Excellent Two-Storey Offices on Popular Business Park with Good Parking and Frontage to the Business Park
- Net Floor Area 3,062 Sq. Ft.

LOCATION

Capricorn Park occupies an elevated position within Greenbank Technology Park approximately half a mile from Junction 6 of the M65 motorway. Blackburn town centre is within 1.5 miles and the surrounding area is mixed commercial. Close by operators include Gardner Aerospace and Donald Lomax Surveyors.

DESCRIPTION

The ground floor suite is predominantly open-plan with a board room and further private meeting room. The first floor is mainly open-plan with two cellular offices, all to an extremely high standard.

ACCOMMODATION

The net internal floor area is 3,062 sq. ft.

EXTERNALLY

There is provision for eight cars to the immediate frontage of the property.

SERVICES

All mains services are available. 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 2023 Rateable Value is £23,250.

PLANNING

It is the prospective purchaser's/ingoining tenant's responsibility to verify that their intended use is acceptable to the local Planning Authority who can be contacted on 01254 585585.

TENURE

Freehold.

ENERGY PERFORMANCE CERTIFICATE

Energy rating D (91). A copy of the Certificate is available upon request.

PRICE

£385,000

LEASE

For a term of years to be agreed on a full repairing and insuring basis.

RENTAL

£31,000 per annum.

VAT

VAT will be charged on the price/rental 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 YM 2307.13259 Email caroline@tdawson.co.uk





Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

Trevor Dawson, Commercial Property Consultants, is a trading name of Trevor Dawson Ltd.
A company registered in England and Wales. Registered office at Capricorn House. Registered number 09533426

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk