

PROPERTY PARTICULARS OFFICES

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



**UNITS 3 & 4 THE BARN
WOODFIELD BUSINESS PARK
LONGSIGHT ROAD
CLAYTON LE DALE
BLACKBURN
BB2 7JA**

- Modern self-contained offices
- On-site parking
- Main road location
- 567 sq. ft and 850 sq. ft.

LOCATION

On the A59 Longsight Road 550 metres from the Shajan and Tiggis restaurants, being approximately 3 miles north of Blackburn town centre.

DESCRIPTION

A barn conversion that provides two modern self-contained offices over two floors.

Unit 4

Has the main road elevation of the building.

Ground Floor:

WC with open-plan office incorporating IT trunking.

First floor:

Kitchenette, private office and open office.

Unit 3

Ground Floor:

Open-plan office. Feature steel and glass staircase to an open-plan office with side kitchenette and WC.

ACCOMMODATION

On a net internal area basis:

Unit 4 – 567 sq. ft.

Unit 3 – 850 sq. ft.

EXTERNALLY

Communal parking to the rear of the property.

SERVICES

Heating is via an air pump. All mains services are available.

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

Past valuations indicate that the premises will fall within the 100% discount threshold of the Small Business Rating Relief Scheme. For details on rates enquiries please contact Blackburn with Darwen Borough Council on 01254 585585.

PLANNING

It is the tenant's responsibility to ensure that the property has the necessary consent for their proposed use.

TENURE

Leasehold.

LEASE TERMS

Full repairing and insuring leases subject to rent reviews at agreed intervals.

RENTAL

Unit 4 - LET

Unit 3 - £8,500 per annum exclusive.

SERVICE CHARGE

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

VAT

If applicable, VAT will be charged on the rental and service charge at the current prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned.

LEGAL COSTS

A contribution is sought to the landlord's costs in drawing up the lease.



VIEWING

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

OUR REF SRJ YM 2304.13207

Email stephen@tdawson.co.uk



Unit 3



Unit 4

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