

PROPERTY PARTICULARS OFFICES

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



OFFICES WITHIN FORMER ST MARY'S COLLEGE SHEAR BROW BLACKBURN BB1 8DX

- Former college complex comprising a variety of purpose-built educational buildings suitable for a variety of uses including office, leisure, community and educational.
- Ample parking at the site.
- 58,318 sq. ft.

LOCATION

The complex is situated on the edge of Blackburn Town Centre with motorway access via Junction 6 of the M65, three miles to the east, and Junction 32 of the M6 to the west.

Lying within predominantly residential area with a substantial frontage to Shear Brow with commercial retail uses adjoining the site. Public transport is excellent and the central railway station is within walking distance.

DESCRIPTION

A two-storey property surrounding an internal quad that is a combination of brick and steel frame construction.

Internally comprising reception area, main teaching accommodation, common areas, hall, chapel, offices and dining facilities.

ACCOMMODATION

The offices comprise 58,318 sq. ft.

SERVICES

All mains services are available. However, 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.

PLANNING

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

RATING

The property will be re-assessed upon occupation. A guide is available on request.

LEASE TERMS

For a term of years to be agreed on an internal repairing basis.

RENTAL

RENTAL DETAILS UPON REQUEST.

VAT

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

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be made available upon request.



VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF CEJ LMH 2205.12998 Email caroline@tdawson.co.uk

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