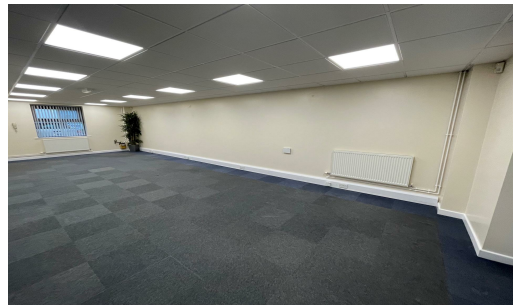


Unit 16, Trident Park, Trident Way, Blackburn, BB1 3NU

**FOR SALE**



# FOR SALE

Use - Office, Investment

Size - 1,450 Sq ft

Price - £225,000

- Two Storey Modern Office Investment
- Good motorway access
- Established Office Area
- Rarely available freehold opportunity



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Unit 16, Trident Park, Trident Way, Blackburn, BB1 3NU

### Location

The premises are well located in a pleasant canal side location on Trident Office Park, which fronts Whitebirk Drive to the east of Blackburn and within 400 yards of Junction 6 of the M65 motorway.

This particular unit overlooks the Leeds and Liverpool Canal.

### Description

The premises comprises a modern two storey office building, with brick and insulated metal clad walls and roof and includes double glazed aluminium framed windows.

Internally access is via reception area leading to open plan ground and first floor office areas, which includes carpeted floors, painted plastered walls, suspended ceiling and recessed lighting.

Male and female toilet facilities, together with kitchen facilities are included.

The building has 5 dedicated car park spaces with overflow parking available in the immediate vicinity.

### Accommodation

We have calculated the net internal floor area to be 1450 sq.ft.

### Price

£225,000

### Tenure

Freehold in the footprint of the building with allocated parking

### Rating

The property is sub-divided for rating purposes with eligible businesses able to claim small business rates relief. Full detail on request.

### Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

### VAT

As the property is let on the first floor the property may be sold by way of a TOGC, suggesting that no VAT will be payable. Further details available on request.

### Services

All mains services are connected to the property. The property has the benefit of gas central heating throughout.

### Tenancy Information

The first-floor tenant (CSS Consultants & Specialists Surveyors Ltd) pays £860 pcm including VAT. This includes the electricity and heating.

The Landlord pays the service charge and the water, the building insurance and the servicing of the security alarm. The original licence is from 2018 which expired on 30 November 2020 with the tenant holding over.

The ground floor is vacant.

### Viewing

Strictly through sole agents

Taylor Weaver  
(Rebecca Weaver)  
01254 699030



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