



**Railway Road, Darwen, BB3 2RG**

**£300**

Duffin's Estate Agents are pleased to bring to the rentals market this spacious office at Melia Business Centre in Darwen. The rental price is £300pcm, ALL utility bills are included within the rental price plus free basic WiFi.

Easy in/ Easy out terms, month to month payments.

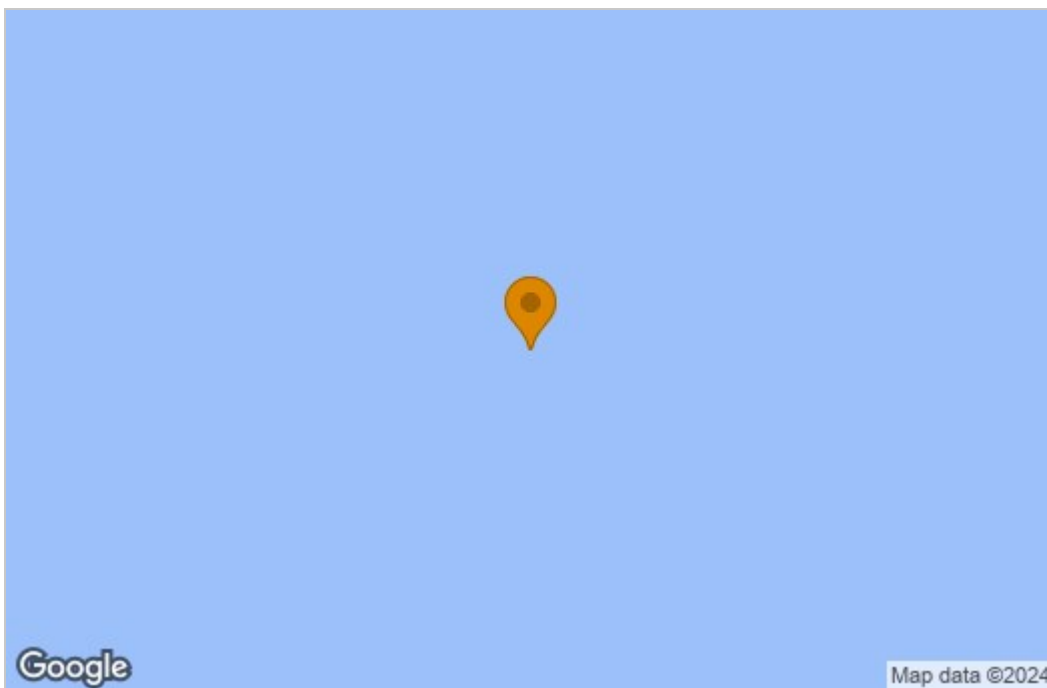
No deposit, there will also be no business rates for the vast majority of qualifying business.

24/7/365 Access



# Floor Plan

## Area Map



## Energy Efficiency Graph

| Energy Efficiency Rating                           |  | Current                    | Potential |
|--|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |  |                            |           |
| (92 plus) <b>A</b>                                 |  |                            |           |
| (81-91) <b>B</b>                                   |  |                            |           |
| (69-80) <b>C</b>                                   |  |                            |           |
| (55-68) <b>D</b>                                   |  |                            |           |
| (39-54) <b>E</b>                                   |  |                            |           |
| (21-38) <b>F</b>                                   |  |                            |           |
| (1-20) <b>G</b>                                    |  |                            |           |
| <i>Not energy efficient - higher running costs</i> |  |                            |           |
| <b>England &amp; Wales</b>                         |  | EU Directive<br>2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

334 Bolton Road, Blackburn, BB2 4HY

Tel: 01254 691352 Email: [enquiries@duffinsestateagents.co.uk](mailto:enquiries@duffinsestateagents.co.uk) <https://www.duffinsestateagents.co.uk/>