

TO LET

HIGH QUALITY SELF-CONTAINED OFFICES
INDIVIDUAL SUITES/FULL UNITS
FROM 16.55 SQ M (178 SQ FT)
TO 69.77 SQ M (751 SQ FT)

Lamb & Swift
Commercial Property

01204 522 275 | lambandswift.com



CUNNINGHAM COURT
LIONS DRIVE
BLACKBURN
BB1 2QX

From
£3,900
Per annum

- High quality office units
- Immediate occupation available
- All inclusive rents available for office suites/rooms – providing cost certainty to tenant
- Flexible lease terms – from a minimum 6 month agreement
- Strategically located adjacent to Junction 5 of the M65 motorway
- Would suit insurance broker, accountant, solicitor, architects etc.,.
- 100% business rates relief for small eligible businesses on most units

LOCATION

The development is situated at the entrance to Shadsworth Business Park, adjacent to Junction 5 of the M65 motorway.

DESCRIPTION

Comprising a number of modern two storey office buildings, forming part of a block of similar units, arranged over ground and first floor levels.

The available, self-contained accommodation is at ground floor and/or first floor levels, with a variety of suites available to suit different size requirements.

There is dedicated car parking on site.

SPECIFICATION

- Car parking
- 24 hour access
- Double glazed windows
- Shared kitchen facilities
- Contract quality carpet tiles
- Perimeter trunking
- Air conditioned offices

ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT	PARKING
Unit 14 – Suite 2	24.30	261	1 Space
Unit 14 – Suite 4	27.80	298	1 Space
Unit 14 – Suite 5	16.55	178	1 Space
Unit 15 – Ground Floor	69.77	751	2 Spaces
Unit 17 – Ground Floor	69.77	751	2 Spaces

LEASE TERMS

Available by way of a new effective Full Repairing & Insuring Lease for a term of years to be agreed. A minimum term of 6 months will be considered on Unit 14 (individual office suites).

SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

RENTAL

Unit 14 – Suite 2 - £4,680 per annum inclusive
Unit 14 – Suite 4 - £5,200 per annum inclusive
Unit 14 – Suite 5 - £3,900 per annum inclusive

All rents above are inclusive of heating, lighting, water, service charge and cleaning of common areas.

Unit 15 – Ground Floor - £7,500 per annum exclusive

Unit 17 – Ground Floor - £7,500 per annum exclusive

SERVICE CHARGE

A service charge will be levied to cover the cost of maintenance of the communal areas for all units (apart from Unit 14).

Further details upon request.

INSURANCE

Buildings insurance is payable on all units (apart from Unit 14).

Further details upon request.

VAT

VAT is applicable at the prevailing rate.

BUSINESS RATES

Small eligible businesses may benefit from 100% Rates Relief.

Interested parties are advised to make their own enquiries direct with the Local Authority.

EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

LEGAL COSTS

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

VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Nathan Broughton

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