



NEWLY CONSTRUCTED OFFICE SUITES

To Let/ May Sell

Barnfield House
Accrington Road
Blackburn
Lancashire
BB1 3NY

From 52 sq.m (568sq.ft)
To 145 sq.m (1570sq.ft)

Property Information

- Substantial rental incentives available
- Quality finish, with security door access, reception & lift
- Dedicated car park

LOCATION

The property is prominently located on Accrington Road close to junction 6 of the M65 motorway.

DESCRIPTION

Comprising newly constructed office suites available to purchase or lease within a new Business Centre.

Each suite includes carpet tiled floors, suspended ceilings and recessed Cat 2 lighting. At the entrance is a shared reception with tiled floor and recessed spotlighting. Meeting rooms will be available.

ACCOMMODATION

Unit No.	Size	Rental Per Annum	Service Charge Per Annum	* Building Insurance Per Annum (in the region of)
Ground Floor				
4	568	£5,680	£1,136.00	£247.26
5	1,570	£15,700	£3,140.00	£687.62
6	557	£ 5,570	£1,114.00	£240.20
7	644	£ 6,440	£1,288.00	£280.23
First Floor				
11	748	£ 7,480	£1,496.00	£440.00
13	542	£ 5,420	£1,084.00	£237.84
14	560	£ 5,600	£1,120.00	£247.26
16	557	£ 5,570	£1,114.00	£240.20
17	644	£ 6,440	£1,288.00	£280.23
18	1,089	£10,890	£2,178.00	£531.00
Second Floor				
21	748	£ 7,480	£1,496.00	£440.00
22	554	£ 5,540	£1,108.00	£244.91
23	542	£ 5,420	£1,084.00	£237.84
24	560	£ 5,600	£1,120.00	£247.26
25	1,570	£15,700	£3,140.00	£687.62
26	557	£ 5,570	£1,114.00	£240.20
27	644	£ 6,440	£1,288.00	£280.23
28	1,089	£10,890	£2,178.00	£531.00
29	441	£ 4,410	£ 882.00	£193.10
30	355	£ 3,550	£ 710.00	£175.13

*This figure is given as a guide only.

SERVICES

All mains services are connected to the property. Each suite has the benefit of individually controlled electric wall mounted panel heaters.

RATING

Allowing for small business relief, the rates payable for office suites will equate to £2.30 per sq.ft

LEASE TERMS

The offices suites are available on flexible lease terms. The tenants will occupy on an internal repairing basis.

A service charge will be levied to cover external repairs, common area maintenance, including lift and cleaning, landscaping and rubbish removal.

PRICE

In addition the suites may be available for purchase, further details on application.

RENT

See schedule.

AVAILABILITY

Office suites are available for immediate occupation.

LEGAL COSTS

In respect of a leasehold transaction the ingoing tenant will be responsible for the Landlords reasonable legal costs, plus VAT.

GRANT ASSISTANCE

Grant assistance may be available for incoming companies and we would recommend that interested parties contact No Limits (a Government organisation) on 0800 612 2029 or www.no-limits.org.uk.

RENT FREE

INTRODUCTORY OFFER.

1 year tenancy – 2 months rent free.

2 year tenancy – 3 months rent free.

3 year tenancy – 4 months rent free.

VIEWING

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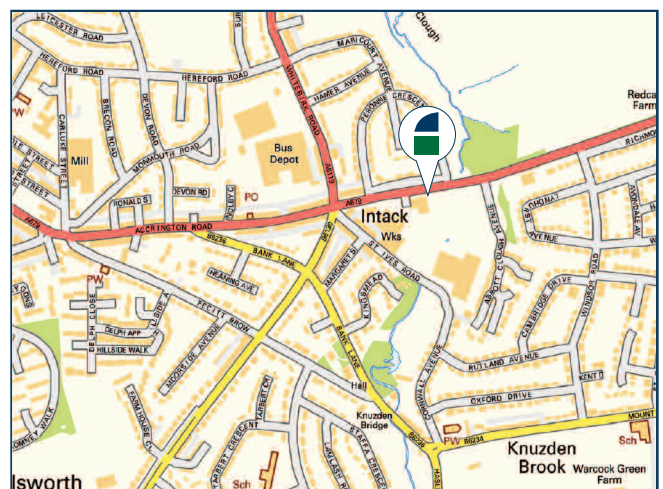
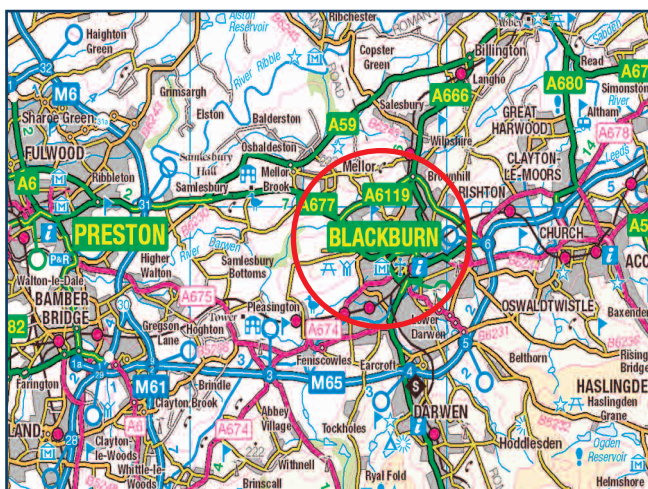
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