

ONE CATHEDRAL SQUARE

Last remaining office suite **TO LET**
Part Second Floor with balcony - 3,398 sq.ft.



Join Northern Rail, Capita, Govnet, Cummins Mellor and Organic Insurance
RICS NW COMMERCIAL BUILDING OF THE YEAR 2017

www.cathedralquarterblackburn.com

BREEM[®]
EXCELLENT GRADE A

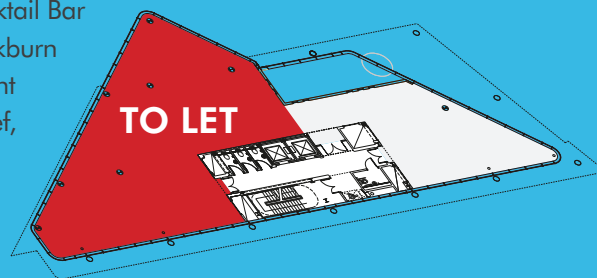
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GRADE A SPECIFICATION

- VRF air conditioning
- Suspended ceilings with recess LED light fittings
- Full access raised floors (minimum 150mm void)
- Feature full height glazing
- Male/female & disabled WCs
- Shower facilities
- Two x 13 person passenger lifts
- Manned reception
- CCTV
- Designated car parking

Cathedral Square is a multi-phase regeneration project which to date includes a 60 bed Premier Inn hotel and the nationally acclaimed Turtle Bay Caribbean Cocktail Bar and Restaurant on the ground floor with a new bus interchange fronting Blackburn Railway Station. Blackburn Cathedral is home to a new residential development for their clergy that also hosts Café Northcote, opened by Michelin Starred chef, Nigel Haworth of the Northcote Group. **Cathedral Square** has become a focus for public and leisure activities in the town centre with its impressive setting and landscaping with the National Festival of Making holding its first event here in May 2017.



TERMS & RENTAL

Available on application

SERVICE CHARGE

A service charge will be levied in respect of the upkeep, maintenance, cleaning and lighting of the common and external areas.

VAT

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

Viewings strictly by appointment with Trevor Dawson or Knight Frank.



CAROLINE JAMES
cjames@tdawson.co.uk



DAVID PORTER
david.porter@knightfrank.com



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