



VISCOUNT HOUSE

**JUNCTION  
4 • M65  
BB3 0FG**



**VISCOUNT HOUSE • ARKWRIGHT COURT • BLACKBURN INTERCHANGE**

HIGH QUALITY GROUND FLOOR OFFICE SUITE WITH ON-SITE CAR PARKING • 8,294 SQ FT (770.51 SQ M)





# VISCOUNT HOUSE



Viscount House is a high specification three storey office building designed to meet the needs of the modern business. The rectangular floor plate provides maximum flexibility for open plan use, or subdivision. The ground floor is ideally proportioned to maximise natural light from the full perimeter glazing.

A fully glazed entrance foyer provides a light and airy reception to the building. Male, female and disabled W.C. facilities and a shower are located on the ground floor. The building has been designed to comply with the most recent Disability Discrimination Act (DDA) regulations.

## Specification

- Generous On-site Car Parking
- Suspended Ceiling
- LG7 Compliant Light Fittings
- Air Conditioning
- Full Access Raised Floors
- Carpeting Throughout
- Lift
- Fire Alarm
- Double Glazing
- DDA Compliant

## Rates

The Ground floor is currently listed as having a rateable value of £97,500 (2010)

## Terms

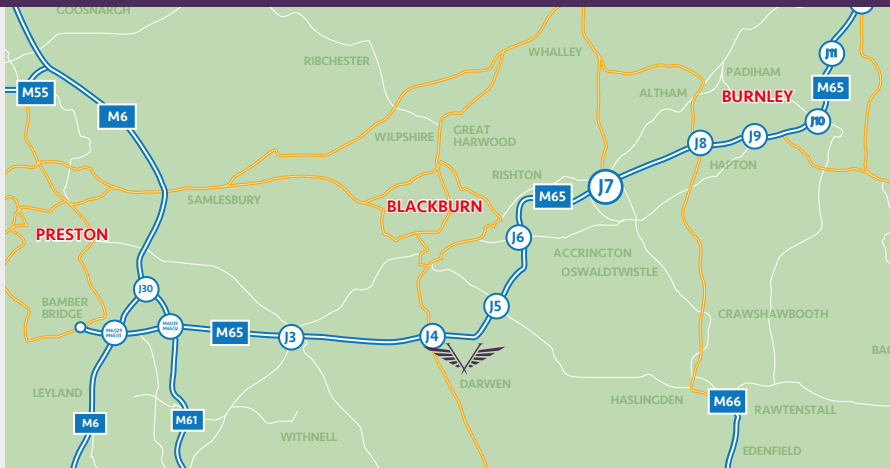
Available on request

## Viewing

Strictly by appointment with the joint agents

## Indicative Floor Layout

N.B. Columns not shown



Viscount House is prominently situated on Arkwright Court, a high quality office park forming part of the Blackburn Interchange development located directly off Junction 4 of the M65 Motorway.

Adjacent amenities are all within walking distance and include a full motorway service station including a Travelodge, Coop Food-store, Greggs, McDonalds and SHELL filling station.

The M65 provides direct access to the M6 and the M61 to the West and the M66 to the East, meaning that the development is ideally placed to service the North West, Greater Manchester and West Yorkshire.



**TREVOR DAWSON**  
COMMERCIAL PROPERTY CONSULTANTS  
www.tdawson.co.uk  
01254 681133

**ROBERT PINKUS & CO**  
01772 769000  
www.pinkus.co.uk

**MASON PARTNERS.COM**  
0151 227 1008

Misrepresentation: Trevor Dawson, Robert Pinkus and Mason Partners LLP for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson, Robert Pinkus and Mason Partners LLP has any authority to make or give any representation or warranty whatever in relation to this property. Brochure produced by Latitude Studios, Clitheroe Brochure produced June 2016.