

TO LET



St John's Court

High Quality Office Building

Ainsworth Street, Blackburn
1,524 - 12,378 Sq. Ft.

St John's Court

St John's Court occupies a high profile prominent position on Ainsworth Street, close to its junction with Barbara Castle Way, the main arterial route around Blackburn Town Centre.

A combination of period and modern open plan suites provides a unique opportunity in the Town Centre, with an impressive full-height glazed reception area and central core area with lift and toilets.

- † Suspended ceiling with category 2 lighting † Perimeter trunking
- † Fully carpeted throughout † Full disabled access
- † Basement storage

Accommodation

GROUND FLOOR

Suite 1 **LET** ~~1,518 sq. ft.~~

Suite 2 **LET** ~~936 sq. ft.~~

Suite 3 **LET** ~~1,746 sq. ft.~~

Suite 4 **LET** ~~3,202 sq. ft.~~

SECOND FLOOR

Suite 8 1,549 sq. ft.

Suite 9 2,901 sq. ft.

Suite 10 **LET** ~~3,202 sq. ft.~~

FIRST FLOOR

Suite 5 1,524 sq. ft.

Suite 6 **LET** ~~2,300 sq. ft.~~

Suite 7 3,202 sq. ft.

THIRD FLOOR

- 3,202 sq. ft.

BASEMENT

- 2,499 sq. ft.

TOTAL AVAILABLE 12,378 sq.ft. (excluding basement)



Situated in the heart of Blackburn Town Centre, which is undergoing substantial redevelopment, St John's Court is ideally placed to access all the Town Centre amenities, including the bus and rail terminus within a short walking distance.



Lease terms

Suites are available on full repairing and insuring terms for a minimum term of three year term incorporating rent reviews at agreed intervals.

Rental £10.00 per square foot.

Service charge

A service charge is payable in addition to the rental in respect of the maintenance, upkeep and lighting of the common areas.

VAT

VAT will be charged on the price/rental the current prevailing rate.

Energy Performance Certificate

An Energy Performance Certificate has been commissioned and a copy is available upon request.

Viewing

STRICTLY BY APPOINTMENT WITH TREVOR DAWSON AND MILLER METCALFE, 18 RICHMOND TERRACE, BLACKBURN, BB1 7BL.



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