

## **TO LET**

**355 SQ. FT.**

**WITHIN A PRESTIGIOUS PROMINENT  
OFFICE BUILDING WITHIN A FEW MINUTES  
DRIVE OF JUNCTION 6 OF THE M65  
MOTORWAY**

**INGOING INCENTIVES AVAILABLE**



**SUITE 10  
BARNFIELD HOUSE  
ACCRINGTON ROAD  
BLACKBURN  
BB1 3NY**

**TREVOR  
DAWSON**  
CHARTERED SURVEYORS

[www.tdawson.co.uk](http://www.tdawson.co.uk)

TDBLACKBURN  
**01254 681133**

18 Richmond Terrace,  
Blackburn, BB1 7BL

PROPERTY  
PARTICULARS

**OFFICE**



## LOCATION

Barnfield House is a purpose built office building situated within a few minutes drive of Junction 6 of the M65 motorway. The M65 links directly with the M6 to the west and the M62 to the east. The building is located in a prominent position with an excellent frontage to Blackburn Road to the east of Blackburn Town Centre.

## DESCRIPTION

A modern high specification office building with a prestigious entrance off the car park. Suite 10 is conveniently situated on the ground floor with excellent natural light and benefits from sealed double glazing, suspended ceilings incorporating Category 2 lighting and carpets, with wall mounted electric heaters.

Adjacent to the suite are kitchen and toilet facilities with meeting and training rooms available on a booking basis.

## SERVICES

All mains services are available. However it is the incoming tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## RATING

Suite 10 is listed as having a rateable value of £3,950 within the 2010 Rating List.

Ingoing tenants may also be entitled to Small Business Rate Relief.



## LEASE

For a term of years to be agreed on an internal repairing basis.

## RENTAL

**£70 per week, exclusive.**

## SERVICE CHARGE

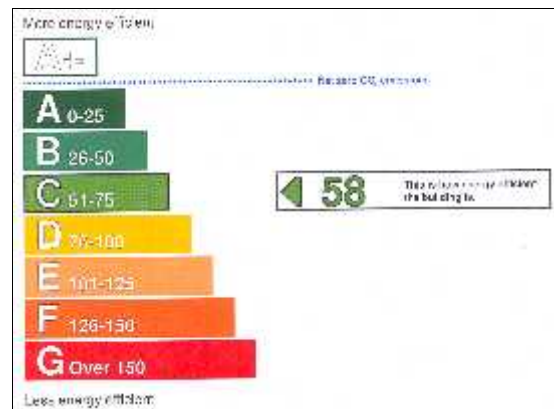
A service charge is payable in respect of the maintenance and upkeep of the common areas, insurance and external landscaping,

## VAT

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

## ENERGY PERFORMANCE CERTIFICATE

An extract of the Energy Performance Certificate is appended below. A full copy is available upon request.



## VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS, TREVOR DAWSON & COMPANY, 18 RICHMOND TERRACE, BLACKBURN, BB1 7BL. OUR REF: CEJ LMH 1304.10659**

**01254 681133**

[www.tdawson.co.uk](http://www.tdawson.co.uk)

