



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)





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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

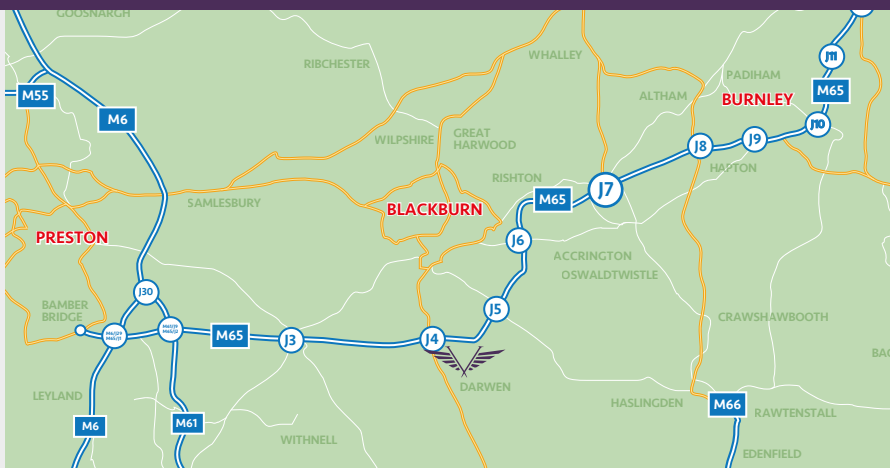
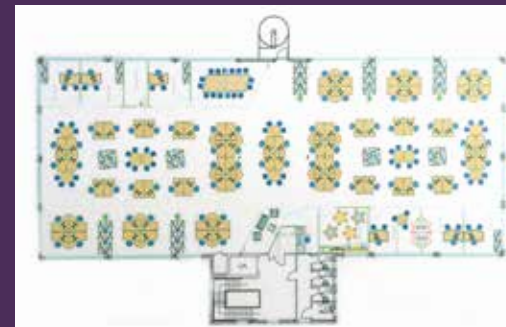
Available on request

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.

