

Tel: 01254 699030  
Fax: 01254 699020  
Email: sales@taylorweaver.co.uk  
Web: www.taylorweaver.co.uk



Unit 17 Trident Park  
Trident Way  
Blackburn  
BB1 3NU

**Barnfield House  
Business Centre  
Accrington Road,  
Blackburn,  
BB1 3NY**



## TO LET

- Excellent motorway access  
close to junction 6 of M65 motorway
- Immediate availability
- New office suites

**AMAZING OFFER HALF RENT FOR THE FIRST YEAR WHICH EQUATES TO ONLY **£4.50 psf****

### Location

The property is prominently located on Accrington Road close to its junction of Whitebirk Road and Shadsworth Road ( Intack traffic lights) and within 0.5 miles of junction 6 of the M65 motorway. See location plan.

### Description

Comprising newly constructed office suites available to lease within a new business centre. Each suite includes carpet tiled floors, suspended ceilings and recessed cat 2 lighting. At the entrance is a shared reception with tiled floor and recessed spot lighting.

Meeting rooms are available .

### Accommodation

<b>SUITE NUMBER</b>	<b>SIZE (Sq.ft)</b>
<b>Ground Floor</b>	
4	565
5	1,570
6	557
7	644
<b>First Floor</b>	
13	542
14	560
16	557
17	644
18	1,089
19	441
20	355
<b>Second Floor</b>	
22	554
23	542
27	644
28	1,089
29	441

### Services

All main services are connected to the property.

Each suite has the benefit of individually controlled electric wall mounted panel heaters.

### Rating

Allowing for small business relief, the rates payable for offices suites will equate to £2.30 per sq.ft.

### Lease

The office suites are available on flexible lease terms with the tenants to occupy on an internal repairing basis .

A service charge is levied to cover the costs of building insurance, external repairs, common area maintenance including lift and cleaning, landscaping and rubbish removal and building insurance. This equates to £2.35 psf

A rental deposit equating to 3 months rental will be held for the duration of the tenancy.

## Rental

The amazing offer is as follows

Assuming a 12 month tenancy - rental £4.50 psf

Assuming a 3 year lease

- year 1 - rental £4.50 psf

- year 2 - rental £7.50 psf

- Year 3 - rental £9 psf

This offer is only available to leases signed before 1st April 2011

## Availability

Office suites are available for immediate occupation

## Legal

Occupation is available by signing a very simple lease for which only nominal legal fees of £100 + vat will be chargeable

## Viewing

For further information contact Alex Taylor at Taylor Weaver on 01254 699030 or Joint agents Trevor Dawson

*Taylor Weaver is a trading name of Taylor Weaver Limited*

*Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU — Company Registration No. 04132040*

*MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.*





