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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

SUITE	SIZE (Sq.ft)		
NUMBER	OIZE (Oq.it)		
Ground Floor			
4	565		
5	1,570		
6	557		
7	644		
First Floor			
13	542		
14	560		
16	557		
17	644		
18	1,089		
19	441		
20	355		
Second Floor			
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

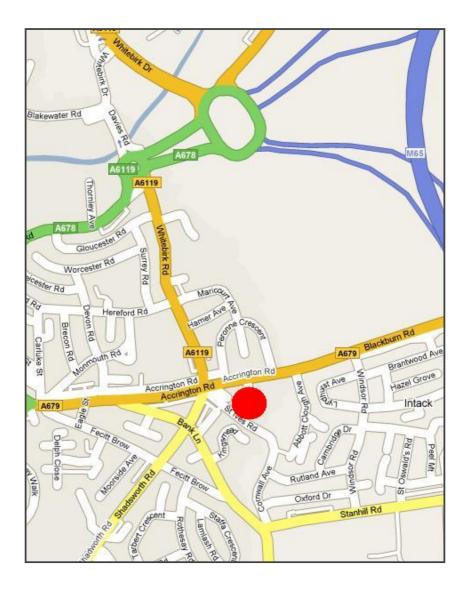
For further information contact Alex Taylor at Taylor Weaver on 01254 699030 or Joint agents Trevor Dawson

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## Location Plan



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