

# TAYLOR WEAVER

CHARTERED SURVEYORS

## Fusion House, Evolution Park, Blackburn, BB1 2FD



### TO LET

#### High Specification Prominent Office Building

From 294 sq ft - 5,488 sq ft

- Flexible office accommodation
- Controlled on-site parking
- High quality landscaped environment
- Access to the Innovation Centre's conference and meeting room facilities
- 24/7 secure building access with CCTV

### Location

Evolution Park is extremely well located within half a mile of Junction 5 of the M65 close to the Royal Blackburn Hospital, JJB Soccer Dome and Fitness Centre.

Forming part of the first phase of Evolution Park, Fusion House sits at the gateway to this premier business location which on completion will provide up to 250,000 sq.ft of business, light industrial and research and development units to the Medical, Knowledge, Science and Technology Sectors.

### Description

Fusion House provides flexible office accommodation, benefitting from:-

- ~ spacious entrance, lobbies and lift
- ~ Disabled toilets on each floor
- ~ Shower room available on ground floor
- ~ Full access, raised floors
- ~ Suspended ceilings, incorporating highly efficient LG7 lighting
- ~ VRV heating and cooling system

### Accommodation

Suite	Sq.ft	1st Year Rent	2nd year rent	3rd year rent
103	294	£5,638	£5,932	£6,226
Grd Flr P2	5,488	£105,259	£110,747	£116,235

### Services

All mains services are available.

### Rating

The building will be separately assessed for rating purposes upon occupation with guide figures available upon request.

### Grants

Details on request

### Lease Terms

Full lease terms are available on request.

### Service Charge/Building Insurance

Included in the quoted figures.

### Money Laundering Regulations

Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser

### VAT

Vat is applicable

### Rental

On application

01254 699030  
01257 204900

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Central Lancs Office: Suite A10 Arundel House, Ackhurst Business Park, Chorley, PR7 1NY

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### Legal Costs

The ingoing tenant will be responsible for the Landlord legal costs

### Viewing

Taylor Weaver  
(Rebecca Weaver)  
01254 699030



01254 699030  
01257 204900



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**RICS**

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