



## GROUND FLOOR PRIME OFFICES FINISHED TO EXCELLENT STANDARDS

### TO LET

(Ground Floor)  
Unit 2B Capricorn Park  
Blakewater Road  
Greenbank Business Park  
Blackburn  
BB1 5QR

Size: 223.6 sq.m (2407 sq.ft)

- Popular Business Park location within five minutes drive of Junction 6 of the M65 motorway.
- Ground floor reception, open plan accommodation .
- Finished to an excellent standard.
- Breakout area, kitchen and WC Facilities.

## LOCATION

The property is situated in a prominent corner position at the entrance to the popular Capricorn Park which forms part of the Greenbank Business Park on the north east side of Blackburn. The property is superbly positioned being within five minutes drive of access on to the M65 at Junction 6.

## DESCRIPTION

A purpose built new two storey office with eight designated car parking spaces. Internally the accommodation is open plan with glazing to three walls providing excellent natural light. Off the offices there is a fitted kitchen, storage cupboard, male, female and disabled WC facilities. Internally the property has the benefit of blinds to all the windows, and suspended ceilings.

## ACCOMMODATION

Gross internal floor area :  
223.6 sq.m (2407 sq.ft)

## SERVICES

The property has the benefit of gas central heating.

## SERVICES RESPONSIBILITY

It is the prospective tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

## SERVICES COSTS

There is one supply of Gas and Electricity to the property. This is to be split between the current tenant on the first floor and the new tenant on the ground floor.

## BUSINESS RATES

At present there are no business rates payable.

## RENT

£21,000 (Twenty one thousand pounds) per annum.

## TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

## EPC

An Energy Performance Certificate is available upon request.

## VAT

VAT will be payable at the prevailing rate.

## VIEWING

Petty Chartered Surveyors  
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