

# TO LET

**HIGH QUALITY SELF-CONTAINED OFFICES**  
**INDIVIDUAL SUITES/FULL UNITS**  
**FROM 23.31 SQ M (251 SQ FT)**  
**TO 27.80 SQ M (298 SQ FT)**

**Lamb & Swift**  
Commercial Property

01204 522 275 | [lambandswift.com](http://lambandswift.com)



**CUNNINGHAM COURT**  
**LIONS DRIVE**  
**BLACKBURN**  
**BB1 2QX**

**From**  
**£4,680**  
**Per annum**

- High quality office units
- Immediate occupation available
- All inclusive rents available for office suites/rooms – providing cost certainty to tenant
- Flexible lease terms – from a minimum 6 month agreement
- Strategically located adjacent to Junction 5 of the M65 motorway
- Would suit insurance broker, accountant, solicitor, architects etc.,.
- 100% business rates relief for small eligible businesses on most units

### LOCATION

The development is situated at the entrance to Shadsworth Business Park, adjacent to Junction 5 of the M65 motorway.

### DESCRIPTION

Comprising a number of modern two storey office buildings, forming part of a block of similar units, arranged over ground and first floor levels.

The available, self-contained accommodation is at ground floor and/or first floor levels, with a variety of suites available to suit different size requirements.

There is dedicated car parking on site.

### SPECIFICATION

- Car parking
- 24 hour access
- Double glazed windows
- Shared kitchen facilities
- Contract quality carpet tiles
- Perimeter trunking
- Air conditioned offices

### ACCOMMODATION

In accordance with the RICS Property Measurement (2nd Edition), we have calculated the following approximate Internal Areas:

DESCRIPTION	SQ M	SQ FT	PARKING
Unit 14 – Suite 1	23.31	251	1 space
Unit 14 – Suite 2	24.30	261	1 Space
Unit 14 – Suite 4	27.80	298	1 Space

### LEASE TERMS

Available by way of a new effective Full Repairing & Insuring Lease for a term of years to be agreed. A minimum term of 6 months will be considered on Unit 14 (individual office suites).

### SERVICES

The mains services connected to the property to include water, gas, electricity supply and of course mains drainage.

Please note that Lamb & Swift Commercial have not tested any of the service installations or appliances connected to the property.

### RENTAL

Unit 14 – Suite 1 - £4,680 per annum inclusive  
Unit 14 – Suite 2 - £4,680 per annum inclusive  
Unit 14 – Suite 4 - £5,200 per annum inclusive

All rents above are inclusive of heating, lighting, water, service charge and cleaning of common areas.

### SERVICE CHARGE

A service charge will be levied to cover the cost of maintenance of the communal areas for all units (apart from Unit 14).

Further details upon request.

### INSURANCE

Buildings insurance is payable on all units (apart from Unit 14).

Further details upon request.

### VAT

VAT is applicable at the prevailing rate.

### BUSINESS RATES

Small eligible businesses may benefit from 100% Rates Relief.

Interested parties are advised to make their own enquiries direct with the Local Authority.

### EPC

An EPC has been commissioned and a full copy of the report can be made available upon request.

### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

### VIEWING

Strictly by appointment with sole agents, Lamb & Swift Commercial.

Telephone: 01204 522275

Contact: Lois Sutton

Email: [lsutton@lambandswift.com](mailto:lsutton@lambandswift.com)

**Lamb & Swift Commercial**  
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