## **TO LET** HIGH QUALITY SELF-CONTAINED OFFICES

INDIVIDUAL SUITES/FULL UNITS FROM 24.30 SQ M (261 SQ FT) TO 27.80 SQ M (298 SQ FT)

Lamb & Swift **Commercial Property** 

01204 522 275 | 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

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#### 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 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 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

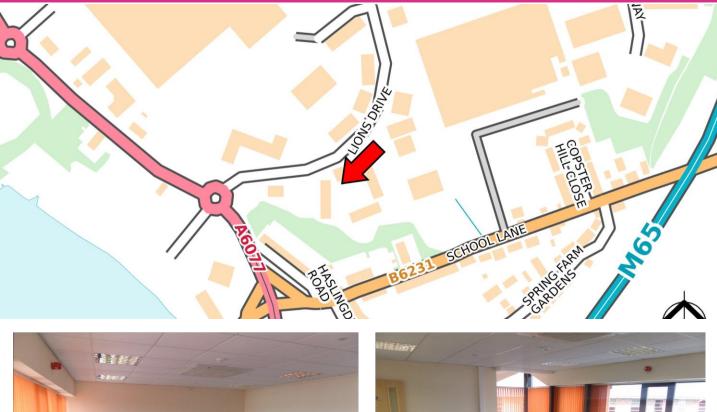
Lamb & Swift Commercial **179 Chorley New Road Bolton BL1 4OZ** 



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