



Property Rental

128 Brook Street Chester CH1 3DU

Suites 1 -9 Unit A Cobham House Shadsworth Gateway Estate Blackburn
BB1 2EE

To Let

Subject To Contract

Modern Ground and First Floor

Office Suites from 269 sqft

Other Uses Considered

*Excellent location close to J5 M65
motorway*

Flexible lease terms

Onsite parking

Available immediately

***From £45 per week excluding service
charge***



Location

The property is situated on the popular Shadsworth Business Park with frontage to Haslingden Road, close to Junction 5 of the M65 motorway. It is situated approximately 1.5 miles from Blackburn town centre and is close to Royal Blackburn Hospital.

Description

The property comprises a modern two storey office building of steel frame construction with feature clad walls under a pitched steel profile roof. The building has a variety of suites ranging in size from 271 sq.ft to 4,206 sq.ft. Each suite has the benefit of gas fired central heating, perimeter trunking, carpet tiled floors and suspended ceiling incorporating CAT 2 recessed lighting. There are shared WC and kitchen facilities. Externally there are 21 designated car parking spaces.

Ground and First Floor Monthly Rental Rates

	m2	ft2	Monthly Rental £	Monthly Service Charge £	Total Monthly Rental £
Suite 1 Let	25.00	269	179.40	78.49	257.89
Suite 2 Let	53.70	578	385.35	168.59	553.94
Suite 3	46.90	504	336.55	147.24	483.79
Suite 4 Under Offer	51.30	552	368.13	161.06	529.18
Suite 5 Let	29.20	314	209.54	91.67	301.21
Suite 6 Let	48.70	524	349.47	152.89	502.36
Suite 7	49.00	527	351.62	153.83	505.46
Suite 8 Let	49.30	530	353.77	154.78	508.55
Suite 9 Let	32.10	345	230.35	100.78	331.12

Included in the service charge is building insurance, electricity (subject to fair use policy) and heating. It is possible to combine the suites to provide a total net internal area of 4,206 sq.ft..

Services

It is understood that all mains services are connected to the premises. The property has the benefit of gas fired central heating system throughout.

Rating

Each suite has its own rateable value. However, the current individual assessments are below the £6,000 threshold, which means that individual tenants will be able to benefit from full business rate relief and, as such, no rates will be payable until March 2014, after which, we understand, there is a possibility that this will be extended for a further 12 months.

Lease

The suites are available on flexible terms for a minimum of 12 months with the tenant occupying the premises on effective full repairing terms.

Legal Costs

Each party to be responsible for their own legal costs.

Planning

Office uses within B1 of the Town and Country Planning (Use Classes) Other uses will be considered.

EPC

An Energy Performance Certificate will be available on request.

Viewing by prior arrangement via Clive Barlow tel 07808 260501 clive@64h.co.uk