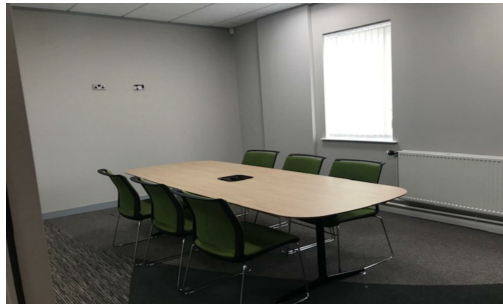


Aspinall House, Walker Office Park, Blackburn, BB1 2QE



FOR SALE or LET

Use - Office

Size - 4,386 Sq ft

Rent - £45,000 per annum

Price - £549,950

- Detached prominent office building
- High specification with LED Lighting
- Good parking (25 spaces)
- Easy access to J5 of M65
- Available immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

Aspinall House is located at the entrance to Walker Office Park, at its junction with Walker Road and Blackamoor Road, approximately 0.25 miles from Junction 5 of the M65 motorway. See location plan.

Other occupiers on Walker Office Park include Praetura Asset Finance, Napthens Solicitors and Blackburn Diocese.

Description

The premises comprise a two storey modern office building constructed on a steel frame with brick built walls under a pitched tiled roof supported on timber roof trusses.

Access is via double pedestrian entrance door.

Internally the premises have been partitioned to create high quality office space, with general office & individual offices with the benefit of a raised floors.

The building has recently been refurbished to include the following:

- ~LED Lighting throughout
- ~New carpets to the first floor
- ~Redecoration
- ~Upgrades to external appearance including painting of cladding

Externally the property has the benefit of 25 car park spaces within landscaped grounds.

Accommodation

We have calculated the net internal floor area to be as follows :

Ground Floor	2,126 sq.ft
First Floor	2,260 sq.ft
Total	4,386 sq.ft

Price

£549,950

Rental

£45,000 per annum

Lease Terms

The building is available by way of a new lease for a minimum period of 5 years, with the ingoing tenant to occupy the property on full repairing and insuring terms

The tenant will be responsible for the usual occupier's costs, to include business and water rates, electricity and gas.

Service Charge

A service charge is paid by the tenant to cover the cost of building insurance, landscaping and CCTV security.

It is anticipated that the service charge cost is approximately £4,100 pa

Legal Costs

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

Rating

From the Valuation Office Agency rating list, as published on the internet, we are advised that the property is assessed at rateable value £36,500

Rates payable will be in the region of £18,000.

EPC

An energy performance certificate is available upon request

VAT

Vat is applicable to figures quoted in these particulars

Availability

The property is available for immediate occupation

Services

All mains services are connected to the property. The property benefits from gas central heating throughout together with air conditioning.

Planning

The property has planning consent for B1 (office) use.

Viewing

Strictly through agents

Taylor Weaver

(Neil Weaver)

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