

PROPERTY PARTICULARS OFFICE

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01282 458007

www.tdawson.co.uk

TO LET



RIBBLE COURT SHUTTLEWORTH MEAD BUSINESS PARK PADIHAM BB12 7NG

- Office suites within prestigious landmark building
- Close to Junction 8, M65
- Excellent Parking
- Feature Entrance
- From 27.87 sq.m. (300 sq.ft.)

LOCATION

Ribble Court is situated at the entrance to Shuttleworth Mead Business Park located immediately to the north of Junction 8 of the M65. The Business Park is midway between Blackburn and Burnley and enjoys a high profile position with speedy access to the regional motorway network system.

DESCRIPTION

Office suites within a prestigious landmark two storey building. The entrance has a fully glazed curtain wall feature entrance which provides an impressively large and airy reception area. There is an 8 person lift, communal male/female disabled w.c. facilities, a separate kitchen area and a free to use meeting room.

ACCOMMODATION

SUITE 3G	37.16 SQ.M.	400 SQ.FT.
SUITE 2K	27.87 SQ.M.	300 SQ.FT.
SUITE 2J	27.87 SQ.M.	300 SQ.FT.

EXTERNALLY

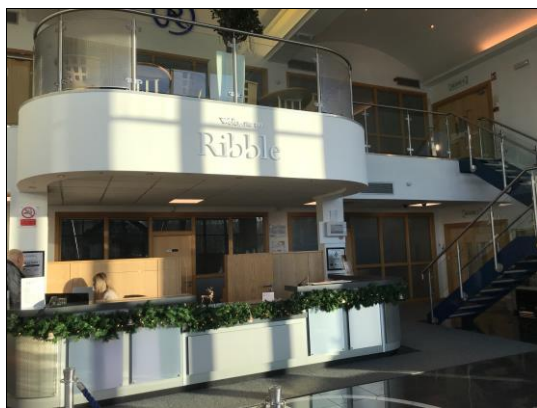
There is a substantial shared tarmacadam parking area for the benefit of all the office tenants.

SERVICES

All mains services are available except gas. Electricity is invoiced via the landlord. It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority.



RATING

The Valuation Office confirms the following rateable values. Contact the Local Authority Commercial Rating 01282 425011 to confirm rates payable. Small Business Rating Relief may apply.

SUITE 3G	£3,950
SUITE 2K	£3,150
SUITE 2J	£3,000

LEASE TERMS

The suites are available on an internal repairing and insuring lease for a term to be agreed, incorporating rent reviews at appropriate intervals.

RENTAL

£12.00 PER SQ.FT.

The rental is payable quarterly in advance and is quoted exclusive of VAT and other outgoings. We are informed that VAT is applicable.

SERVICE CHARGE

A service charge is levied in respect of external repairs, management and maintenance of the common areas.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy is available upon request.

LEGAL COSTS

Each party to be responsible for their own costs incurred in connection with the transaction.

VIEWING

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



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