



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

THE BEEHIVE

Shadsworth Business Park, Blackburn

Modern Offices with Parking

TO LET

SUITES FROM 366 SQ FT (34 SQ M)
TO 13,000 SQ FT (1,207.7 SQ M)



J5 / M65

High quality offices with extensive on-site parking. Fully carpeted and decorated throughout with a staffed reception area. The development has on-site management, a seminar/meeting room and 24 hour CCTV security. Each suite has entry phone access from the main reception area.



Reasons to choose The Beehive...

What you get at The Beehive...

AMPLE ON-SITE PARKING

SUSPENDED CEILING WITH CAT. 2 RECESSED LIGHTING

FULLY CARPETED AND DECORATED THROUGHOUT

ALUMINIUM POWDER DOUBLE GLAZED WINDOWS

STAFFED RECEPTION AREA AND ENTRANCE CANOPY

HIGH QUALITY INTERNAL FINISH

8 PERSON LIFT

EXTERNAL LIGHTING

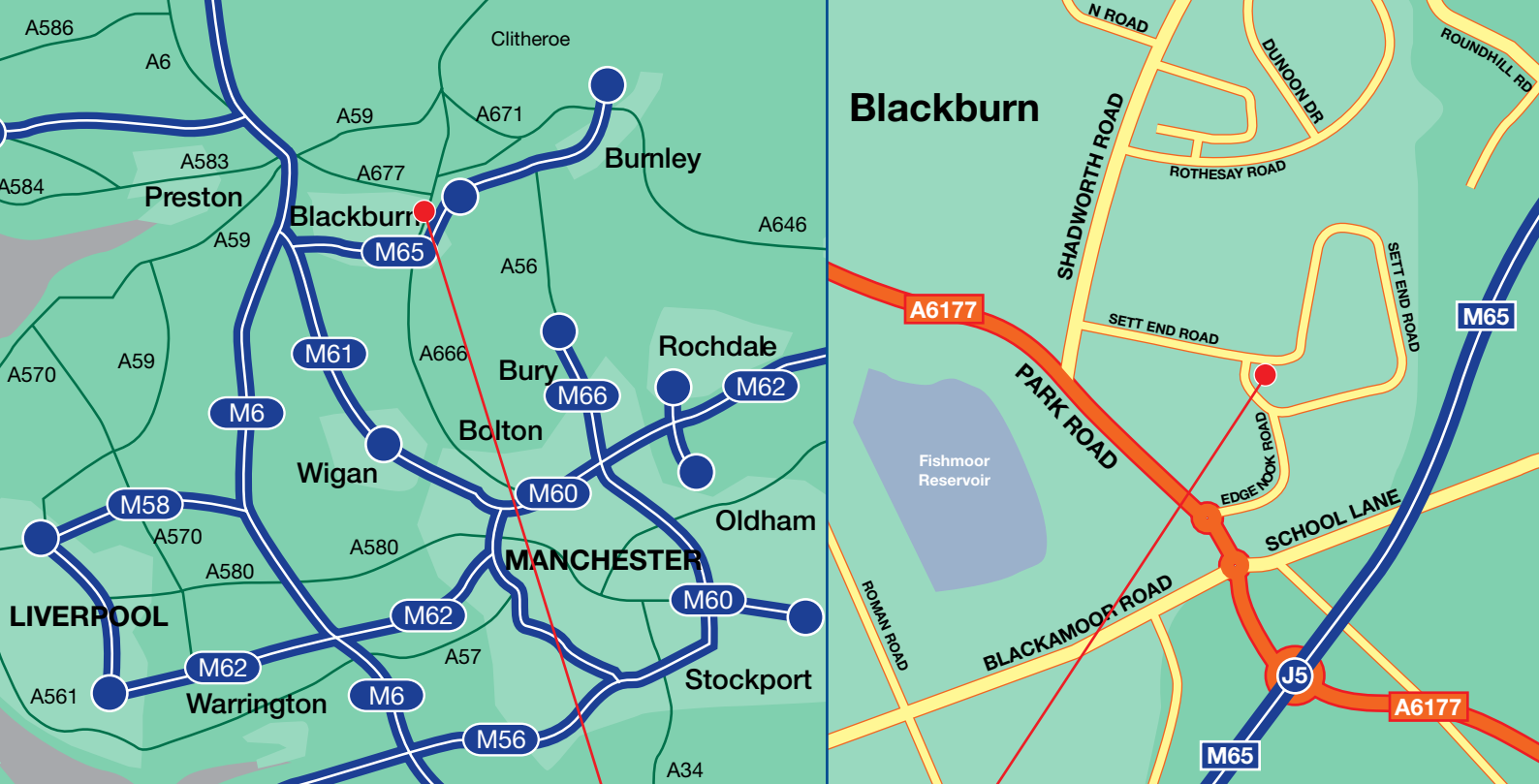
ADEQUATE PROVISIONS FOR DATA / IT SERVICES

LANDSCAPED SURROUNDINGS

SUPERB MOTORWAY ACCESS

SECURE ENVIRONMENT

1. **GOOD CORPORATE IMAGE**
2. **EXCELLENT MOTORWAY ACCESS**
3. **COMPETITIVE RENTS**
4. **FLEXIBLE TERMS**
5. **GOOD PARKING**
6. **SECURE ENVIRONMENT**



the beehive BLACKBURN BB12QS

Where to find Number One at The Beehive...

The premises are situated to the south of Blackburn, adjacent to the Beehive roundabout at the entrance to Shadsworth Business Park, close to junction 5 of the M65 Motorway.

Rates

For further information on rateable value or rates payable contact Blackburn Borough Council.

Terms

The suites are available by way of new Internal Repairing leases for a minimum term of 3 years or multiples thereof.

Rental

Rental on application.

Insurance

The Landlord will insure the premises and recharge the premium to the Tenant.

VAT

VAT is payable on the rent at the prevailing rate.

Service charge

The service charge will be levied to cover site maintenance, security and cleaning of the common areas.

Legal Cost

The ingoing tenant will be responsible for the Landlords reasonable costs incurred in the transaction.

Viewing

Strictly by prior appointment with the joint agents Whittle Jones North West, Telephone: 01257 238 666
Or
Taylor Weaver: 01254 699 030

