



TO LET

ELDER COURT

SHADSWORTH BUSINESS PARK, BLACKBURN, BB1 2QS



- **PROMINENT LOCATION**
- **GATED MAIN ENTRANCE**
- **THREE PHASE ELECTRICITY**
- **EXCELLENT TRANSPORT LINKS WITH ACCESS TO J5, M65**
- **GOOD ON SITE PARKING & CIRCULATION SPACE**

WORKSHOP / BUSINESS UNITS
536 - 4,454 SQ FT (49-413 SQ M)



NORTHERN TRUST
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TRAVEL DISTANCE

	Miles	Mins	Transport
Blackburn Town Centre	2.9	10	Drive
Blackburn Railway Station	2.2	50	Walk
DW Fitness	0.5	2	Drive
The Willows (Pub & Restaurant)	0.3	7	Walk

Source: theAA.com

Elder Court

Shadsworth Business Park, Blackburn



DESCRIPTION

Elder Court comprises a high quality development of 22 workshops and business units with office accommodation. The estate covering 46,563 sq ft provides a wide range of individual property solutions to meet the needs of the modern occupier. The business units benefit from a mix of office and warehouse / workshop space with individual units offering up to 50% office content in a range of configurations. The workshop units provide a high quality environment with self-contained WC facilities to all the units and office accommodation to the larger units. The scheme is arranged around an attractive courtyard design that benefits from excellent circulation, loading space and on site car parking.

SPECIFICATION

- Up to 7m eaves height
- Ample loading space
- Designated parking
- Gated main entrance
- 3 phase electricity
- Gas supply available

EPC

The EPC ratings on the available units range from A15. Copies of individual EPC's are available on request.

LOCATION

Elder Court is located adjacent to the beehive on the well-established Shadsworth Business Park. Shadsworth Business Park is one of Blackburn's most recognised business locations providing a quality business environment with excellent communications. Junction 5 of the M65 is within a few minutes' drive of the scheme offering direct access to the North West's wider motorway network. Blackburn town centre is approximately 2 miles from the site and the proximity of the Royal Blackburn Hospital means that the site benefits from good public transport links.

TERMS

There are a range of flexible leasing options available. For further details please contact us.

VIEWING / FURTHER INFO

For further information or to arrange a viewing please contact Northern Trust on 01257 238666.



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