



NORTHERN TRUST  
BUSINESS CENTRES



 the  
beehive  
BUSINESS CENTRE

OFFICE SPACE TO LET



DESCRIPTION

The Beehive is a modern serviced Business Centre offering a variety of flexible office suites to let. Designed to support start-ups, growing SMEs, and established businesses. It is part of the Northern Trust's growing portfolio of four Business Centres.

Spanning three floors and totalling 32,448 sq ft, the building offers high-quality office space ranging from 163 sq ft (ideal for individuals) to 2,697 sq ft (suitable for teams of 20+), with the flexibility to combine suites. On-site amenities include a welcoming staffed reception, generous parking with electric vehicle charging pods, well-equipped meeting rooms, and a contemporary breakout area designed to encourage collaboration and productivity.



KEY FEATURES



Managed Reception



Large Breakout Space



Ample On-Site Car Parking



Electric Car Charging Pods



Superfast 120MB Broadband



Excellent Transport Links



Gym Offer!



0.4 Miles From The Beehive  
5 Mins Walk



FREE DAY PASS

Exclusive to all of our tenants at The Beehive

WORTH £10!



10% CORPORATE DISCOUNT

Our tenants can save **10%** on monthly memberships at our local Everlast Gym!







## A Home For Your Business



### The Beehive

Lions Drive, Shadsworth Business Park,  
Blackburn, BB1 2QS

#### LOCATION

Just minutes from Junction 5 of the M65, it offers excellent access to the wider motorway network. The Beehive is located beside Elder Court in a well-established business area, prominently positioned at The Beehive roundabout at the entrance to Shadsworth Business Park.

Situated 2 miles south of Blackburn town centre, the area benefits from strong local amenities, including The Willows Pub & Hotel, Subway, Starbucks, and The Everlast Gym - providing convenience for both staff and visitors.

#### TRAVEL DISTANCES

Location	Miles	Mins	Method
M65, Junction 5	0.5	1	Car
The Everlast Gym	0.4	9	Walk
Blackburn Town Centre	2	9	Car
Burnley	10	13	Car
M6/M61 Interchange	12	19	Car





## Serviced Office Suites To Let - Sizes From 2 Persons Upwards (163 - 2,697 SQ FT)



For **current availability** or to **arrange a viewing**,  
please contact us.



**NORTHERN TRUST  
BUSINESS CENTRES**

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**the  
beehive**  
**01254 693520**

[www.thebeehive-blackburn.co.uk](http://www.thebeehive-blackburn.co.uk)

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**Genesis  
BUSINESS CENTRE**



**JBC**



**Centrix@Keys  
Business Village**

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