



## Serviced Office Suites Available from 1 person upwards

- Modern office suites
- Superfast broadband up to 80 Mb
- Managed reception and visitor welcome
- Fully equipped meeting room with presentation facilities
- Large breakout area
- On-site car parking
- 24 hour CCTV and access control system
- Fully carpeted and decorated throughout

A home for your business

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





**The Beehive**  
 Lions Drive  
 Shadsworth Business Park  
 Blackburn BB1 2QS



## Where We Are

The Beehive is situated next to Elder Court in an established business location adjacent to The Beehive roundabout at the entrance to Shadsworth Business Park. With Junction 5 of the M65 within close proximity, the office scheme benefits from excellent transport links to the wider motorway network.

Located to the south of Blackburn, the town centre is only 2 miles away and local amenities include, The Willows public house, Subway, Starbucks and the adjacent DW Fitness Centre.

## How Far Away

All times and distances measured by car.

|                       |         |           |
|-----------------------|---------|-----------|
| M65, Junction 5       | 1 min   | 0.5 miles |
| Blackburn Town Centre | 9 mins  | 2 miles   |
| Burnley               | 13 mins | 10 miles  |
| M6 / M61 Interchange  | 19 mins | 12 miles  |
| Preston               | 23 mins | 13 miles  |
| Manchester            | 44 mins | 24 miles  |

## What We Offer

The Beehive is a modern serviced office centre offering a range of office suites to let.

The Centre is one of four Northern Trust Business Centres, and has been specifically designed to encourage new start-up businesses and support small and medium sized enterprises looking for flexible office accommodation.

The building is arranged on ground and two upper floors and is set within landscaped surroundings with extensive on site car parking available. The ground floor provides a range of smaller suites from 1 person (179 sq ft) upwards, with larger offices on the first and second floors. Suites can be combined to create a larger floor area subject to availability. All offices are fully carpeted and decorated to a high standard and benefit from a managed reception area.

There is a large modern break out area on the ground floor providing an informal meeting space to encourage interaction between businesses and individuals within the Centre to stimulate growth.

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

