

# TO LET - OFFICES

**Cathedral Close Offices, Cathedral Close Blackburn BB1 5AA**



## **Modern Offices Located within Historical Cathedral Grounds**

- **Located in Blackburn Town Centre with all its amenities.**
- **Ample parking within the area.**
- **Tenants have the option to rent spaces within the onsite under ground car park and car park within the Cathedral grounds.**
- **Substantial conference room.**
- **Shared kitchen and WC facilities onsite.**



### LOCATION

The offices are located within Cathedral Close in the heart of Blackburn Cathedral's historical grounds. Cathedral Close is directly located in Blackburn Town Centre and has access to all its amenities. The offices are accessed off Darwen Street.

Cathedral Close is a secure site with fob-controlled gated access for vehicles, CCTV and a secure underground car park.

On site car parking spaces can be let separately.

In recent years Blackburn has had the benefit of a brand new bus station and improvements to its popular shopping mall.

Blackburn Railway and Bus Station is two minutes' walk away.

The nearest motorway access is Junction 6 of the M65 which is approximately 10 minutes' drive away.

### DESCRIPTION

The property comprises of modern purpose-built offices which forms part of the Cathedral Complex. Some of these offices are occupied by the administration for the Diocese of Blackburn.

The offices are located on the ground floor and are of traditional stone construction with 3/4 rendering under a pitched slated roof.

The accommodation has access to shared facilities including a board room, reception, kitchen and toilets.

The accommodation has the benefit of broadband and telephone connectivity, carpeted floors, LED lighting, CCTV and burglar alarm.

Externally the offices are on a secure gated site and car parking can be let by way of separate negotiation. Prices start from: £450 per space for over ground car parking and £660 per space for the underground car park on a 12 month contract.

### PRICE

£7500 per annum (Seven Thousand Five Hundred Pounds Per Annum).

### ACCOMMODATION

Paulinus (Office 1): 24.9 sq.m / 268 sq.ft  
Hilda (Office 2): 43.5 sq.m / 468.2 sq.ft

**Total GIA: 68.7 sq.m/ 736.2 sq.ft**

### RATES

We have been informed by the VOA website that the rateable value for the offices is £3950 per annum.

There is a small business rates relief scheme operating within this locality. The prospective tenant should contact Blackburn with Darwen Borough Council on 01254 585 585 to confirm eligibility.

### SERVICES

Mains services connected to the property include water, electricity supply and mains drainage.

It is the responsibility of the ingoing tenant to satisfy themselves that services are in working order and can satisfy their needs.

### VAT

VAT could be applicable and if so, will be charged at the prevailing rate.

### EPC

A full copy of the report can be made available upon request.

### LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

### VIEWING INFORMATION

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## Additional Photographs

