



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

numberone @thebeehive

SHADSWORTH BUSINESS PARK, BLACKBURN, BB1 2QS



TO LET

MODERN OFFICES WITH PARKING

FROM 354 - 6,000 SQ FT

(33 - 557 SQ M)

🌐 **FLEXIBLE SUITES, FROM 2 DESKS**

🌐 **RECENTLY REFURBISHED**

🌐 **CAR PARKING**

www.whittlejones.com



WELCOME TO numberone@thebeehive



DESCRIPTION

number one @ the beehive is a prestigious office building, which has recently been refurbished to provide a range of high quality offices. Benefiting from excellent transport links, the office suites are 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 and there is extensive car-parking on site.



SPECIFICATION

The offices at number one @ the beehive benefit from the following:

- Suspended ceiling with Cat II recessed lighting
- Aluminium powder double glazed windows
- High quality internal finish
- 8 person lift
- External lighting
- Secure environment
- Ample on-site car parking
- Landscaped surroundings
- Superb motorway access





EPC

EPC ratings for this property range from B43 to D84. Copies of individual EPC's are available upon request.



ACCOMMODATION/AVAILABILITY

There are a range of offices available at number one @ the beehive with individual suites from 354 sq ft.

Suites can be combined to provide larger space to meet individual requirements, subject to availability.

Please see attached schedule for current availability or contact one of the joint letting agents for more details.



TERMS / RENT / OTHER CHARGES

Office suites are available on flexible leases at competitive rents. Details of rent and other charges are available on request to the letting agents. All figures quoted are exclusive of, and will be liable for VAT at the prevailing rate.

Details of the rent and other charges are available on application to the letting agents.



Offices from 354 sq ft (33 sq m)



LOCATION

number one @ the beehive is situated in an established business location adjacent to the Beehive roundabout at the entrance to Shadsworth Business Park. With Junction 5 of the M65 in close proximity the office scheme benefits from excellent transport links to the wider motorway network with Preston 13 miles away and Manchester within a 40 minute drive.

Located to the south of Blackburn, the town centre is only 2 miles away and local amenities include Waterside Retail Park, The Willows public house and nearby Starbucks drive through.



DISTANCES

M65 J5	0.5 Miles	1 Min
Blackburn Town Centre	2 Miles	9 Mins
Burnley	10 Miles	13 Mins
M6/M61 Interchange	12 Miles	19 Mins
Preston	13 Miles	23 Mins
Manchester	24 Miles	44 Mins

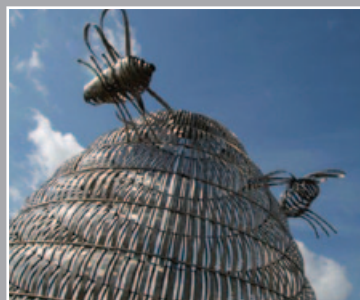
Source TheAA.com

numberone@thebeehive • SHADSWORTH BUSINESS PARK • BLACKBURN

SAT NAV POSTCODE



BB1 2QS



VIEWING / FURTHER INFORMATION

To arrange a viewing or for further information please contact one of the joint letting agents.

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Misrepresentation Act These particulars shall not form any part of or any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by us for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant. May 2013

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