

Where to find Elder Court...

Elder Court is located adjacent to Number One @ 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.



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



NORTHERN TRUST
INVESTMENT | DEVELOPMENT | REGENERATION

ELDER COURT

Shadsworth Business Park, Blackburn, BB1 2QS

High Quality Business Unit and Workshop Development

TO LET

FROM 536 SQ FT (49.79 SQ M)
TO 4,454 SQ FT (413.79 SQ M)

VAT

All rents and other outgoings are quoted exclusive of but will be liable for VAT.

Use

The units have planning consent for Office / Light and General Industrial / Storage and distribution as outlined in use classes B1, B2 and B8 of the use classes order 2005.

Viewing

Strictly by appointment with the joint letting agents Taylor Weaver and Whittle Jones.

Terms

The workshop units are available to let by way of Northern Trust Co. Ltd's easy-in, easy-out flexible tenancy agreements, specifically designed to assist the small business user. The business units are available on flexible lease terms to suit each individual occupier. Both leases have been drafted with simplicity in mind and can easily be entered into without the need for solicitor's fees.

Rental

The rent for the workshop units includes the cost of external and structural repairs, building insurance, maintenance of the common areas, landscaping, etc. The business units are available on a full repairing and insuring basis. Tenants are responsible for the payment of business rates, utilities charges and any other outgoings associated with the property. Rental figures are available on application.

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Misrepresentation Act

These particulars shall not form any part of 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. April 2008.

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J5 / M65

Elder Court comprises a high quality development of 22 workshops and business units with offices, providing 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.



Site plan – not to scale and for identification purposes only



Business Units						
Unit	Office		Warehouse		Total	
	SQ FT	SQ M	SQ FT	SQ M	SQ FT	SQ M
1	1396	129.69	2785	258.73	4181	388.42
2	1396	129.69	2785	258.73	4181	388.42
3	1668	154.96	1668	154.96	3336	309.92
4	2227	206.89	2227	206.89	4454	413.79
5	1396	129.69	2785	258.73	4181	388.42
6	1396	129.69	2785	258.73	4181	388.42
					24,514	2,277.39

Workshop Units		
UNIT	SQ FT	SQ M
7	1655	153.75
8	1,658	154.03
9	1,661	154.31
10	1,662	154.40
11	1,106	102.75
12	550	51.09
13	540	50.16
14	1,095	101.72
15	1,657	153.94
16	1,659	154.12
17	1,666	154.77
18	536	49.79
19	546	50.72
20	1,654	153.66
21	1,654	153.66
22	2,774	257.71
TOTAL	22,073	2,050.58

Reasons to choose Elder Court...

- PROMINENT LOCATION**
- HIGH QUALITY NEW BUILDINGS**
 - IMPROVE YOUR BUSINESS PROFILE
 - REDUCE YOUR MAINTENANCE COSTS
 - LETS YOU CONCENTRATE ON YOUR BUSINESS NOT YOUR PREMISES
- FLEXIBLE LEASING OPTIONS TO SUIT THE MODERN OCCUPIER**
- COMPETITIVE RENTS**
- AMPLE LOADING SPACE AND ON SITE CAR PARKING**

What you get at Elder Court...

FLOOR LOADING CAPACITY OF 37.5 KN/M2

INSULATED LOADING DOORS

CONNECTIONS TO ALL MAINS SERVICES

EAVES HEIGHT 6M (UNIT 1 - 6) / 4.5M (UNIT 7 - 15)

ALL UNITS HAVE FITTED OFFICES TO INCLUDE:

3 COMPARTMENT PERIMETER TRUNKING

SUSPENDED CEILINGS

QUALITY CARPETING

PAINTED PLASTERWORK WALLS