

TO LET

THE INNOVATION CENTRE & FUSION HOUSE

**EVOLUTION PARK, HASLINGDEN ROAD
BLACKBURN, BB1 2FD**



GRADE A OFFICES

228 SQ FT – 2,611 SQ FT

**PROMINENT LOCATION A FEW MINUTES'
DRIVE OF JUNCTION 5 OF THE M65**

- Premier business location
- Flexible terms
- Fully fitted
- Business support services
- Conferencing & meeting rooms
- Communal facilities

CANNING O'NEILL

THE NORTH WEST'S SPECIALIST OFFICE AGENTS

6 Hewitt Street, Manchester, M15 4GB

0161 244 5500 canningoneill.com



LOCATION

Evolution Park is Blackburn's premier business location adjacent to the Royal Blackburn Teaching Hospital and within a few minutes' drive of Junction 5 of the M65. A variety of retail and leisure facilities are within walking distance.

DESCRIPTION

The Innovation Centre

Offering flexible office space from 228 sq ft to 1,206 sq ft with opportunity for further combinations. The suites are fully fitted with a wide range of business support services available for young and established businesses. Conferencing and meeting rooms are readily available with superb communal facilities and manned reception.

Fusion House

Adjacent to The Innovation Centre, Fusion House mirrors The Innovation Centre with fully fitted accommodation, impressive entrance and lobbies, and includes access to the wider facilities available at The Innovation Centre.

LEASE TERMS

Suites are available on flexible lease terms from 12 months upwards.

RATING

The individual suites will be separately assess. Small Business Rates Relief may apply and prospective tenants are requested to contact Blackburn and Darwin Borough Council with enquiries in this regard.

AVAILABILITY

The Innovation Centre

Offices from 227 sq ft - 1,000 sq ft

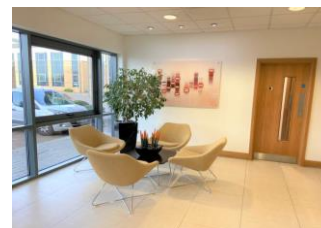
Rental – £23.00 psf inclusive of service charge & electricity

Fusion House

Ground Floor - 2,034 sq ft

1st Floor - 2,611 sq ft

Rental - £15.00 psf exclusive of service charge



VIEWING

Strictly by appointment with the letting agents Canning O'Neill.

Contact James Dickinson (james@canningoneill.com) - 0161 244 5500

April 2022 - Subject to contract



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