

**FOR  
SALE**

POTENTIAL  
NEW ENTRANCE

**17,070  
SQ. FT.**

Gross Internal Area

**COBHAM HOUSE** Haslingden Road, Blackburn, **BB1 2EE**

**Modern Two-Storey Self-Contained  
Office Building with Excellent Parking for 72 Cars**

- Rare Opportunity to Acquire Prominent Roadside Office Building
- Part Income Producing • Further Development Potential
- Of Interest to Owner Occupiers & Investors



## LOCATION

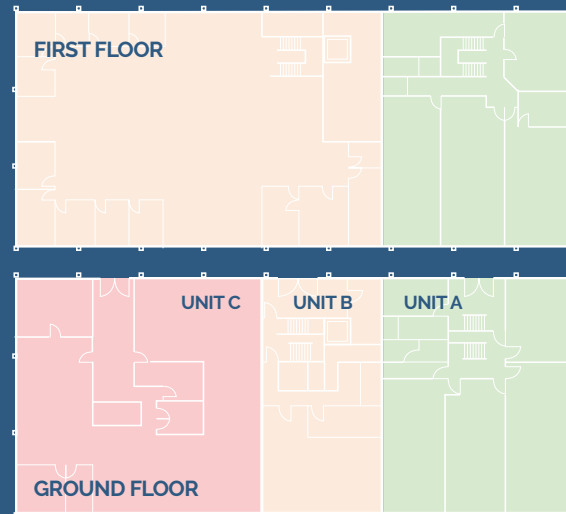
Occupying a prominent position with a substantial frontage to Haslingden Road, being a few minutes' drive from Junction 5 of the M65 motorway and within walking distance of Starbucks, Sainsbury's and the Willows public house/restaurant.

## ACCOMMODATION

A modern, fully-fitted office building with excellent amenity and natural light, in an extremely accessible location. Currently split into three sections, each with their own separate entrances.

The central section is largely open plan at first floor with ground floor entrance lobby and offices. The adjoining sections are subdivided currently into small suites from 269-578 sq. ft. Adjoining common areas accommodate ladies and gents toilets and kitchens. All the accommodation is fully fitted, heated and lit and has the benefit of perimeter trunking, carpets and suspended ceilings.

## INTERNAL ACCOMMODATION



The building has further potential to create a new entrance on the frontage to Haslingden Road together with the creation of additional parking.

<b>PARKING</b>	Car parking for 72 cars.
<b>RATING</b>	The building is currently assessed on an individual suite basis.
<b>TENANT</b>	Unit A & C are currently let on flexible terms. Details of income on request.
<b>TENURE</b>	Freehold.
<b>ENERGY PERFORMANCE CERTIFICATE</b>	The property has Energy Performance Ratings of C and D. A copy of the full report is available upon request.
<b>PRICE</b>	£1.35 Million
<b>VAT</b>	Will be charged on the sale price at the current prevailing rate.
<b>VIEWING</b>	Strictly by appointment through the agents.



**BB1 2EE**



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## NET INTERNAL AREAS;

- UNIT A - 4,143 SQ. FT.
- UNIT B - 7,600 SQ. FT.
- UNIT C - 3,060 SQ. FT.

**TOTAL 14,803 SQ. FT.**

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