



Blackburn Enterprise Centre

Office Suite Pack

Prestigious managed offices, Conference rooms and meeting facilities at Furthergate
Blackburn

Competitive rates Discounts may be available

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www.blackburnbusinesscentres.co.uk



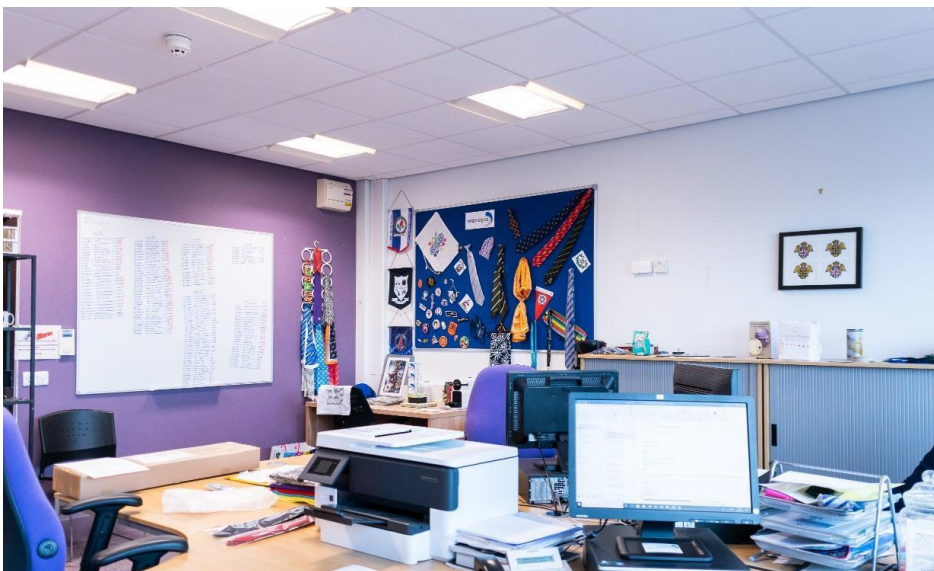


Blackburn Enterprise Centre

Blackburn with Darwen Borough Council is proud to introduce The Blackburn Enterprise Centre at Furthergate, a major project aimed at contributing to the success of the East Lancs Gateway Economic Development Zone.

The Centre has 26 self-contained office suites available, in a range of sizes from 377sq ft to 1100 ft, suitable for a diverse number of uses, with a fully staffed reception area to welcome visitors and access to additional facilities and services, including high-speed wireless broadband. A friendly and efficient reception team are available, to greet visitors, answer calls and take messages. Other services include word processing, fax, photocopying, document binding and telephone answering. Conference facilities along with smaller syndicate rooms are available at very attractive rates. All rooms include full audio-visual presentation equipment and wireless broadband.

The Blackburn Enterprise Centre has created a vibrant and contemporary environment where businesses can take full advantage of the location, image and added facilities available.





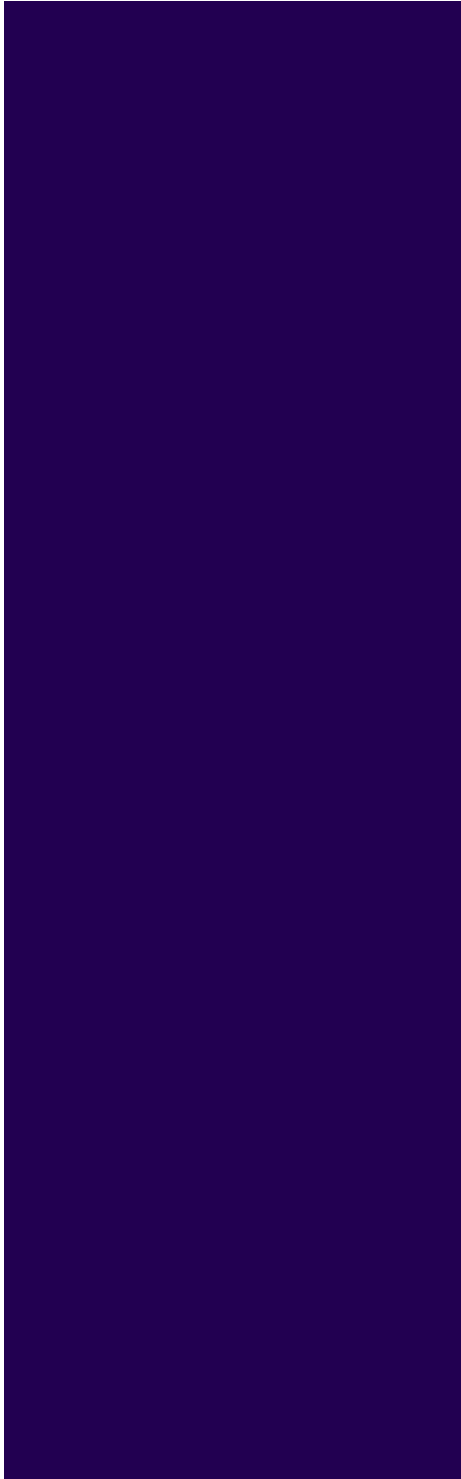
The Centre has 26 self-contained offices suites available, in a range of sizes from 377 sq ft to 1100 sq ft. These are suitable for a diverse number of uses, with a fully staffed reception area, to welcome your visitors, and access to additional services and support.

A friend and efficient team are on hand to greet your visitors, answer calls and take messages. Other services include; word processing, photocopying, telephone answering, mail franking and hire of conference and meeting rooms.

Telephony and Broadband:

The centre offers Wifi for personal use, however this is a shared service, so connection to the Centre's leased line is recommended for business use. This offers each business their own dedicated wireless router for connection of multiple devices and will enable cloud-based services and card billing service to be used.

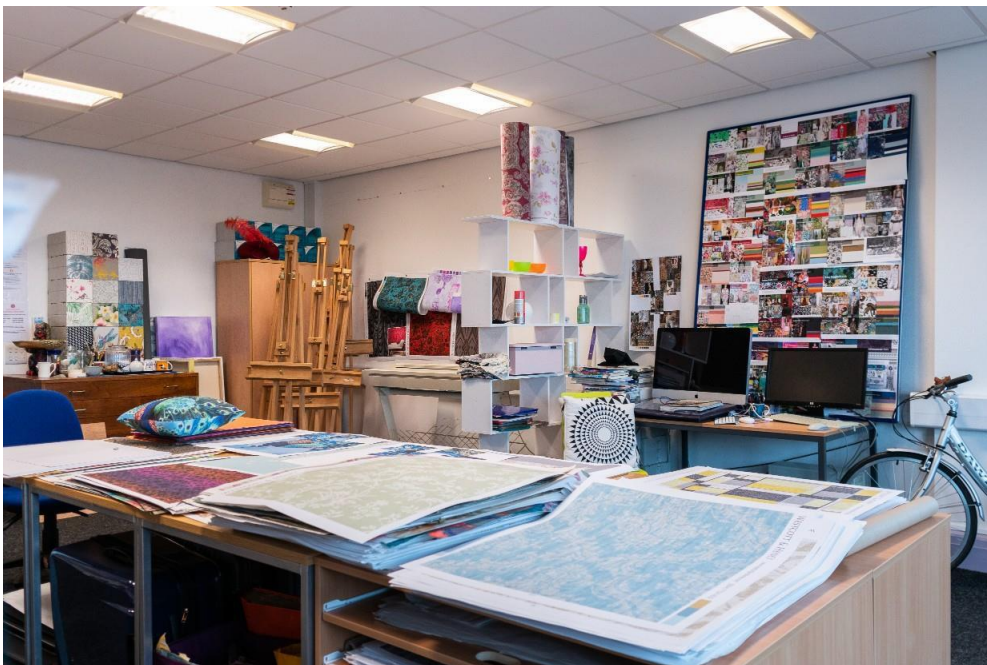
Telephone handsets can be set up in each office, and dedicated DDI numbers for your business can be allocated, all phones are connected to the Centre's switchboard to allow telephone answering and message taking when you are away from the office.





The Centre is close to M65, Blackburn town centre and railway stations, and on a major bus route. Conveniently, the Centre is also next to a large Tesco and various pubs and eateries for you to explore.

Companies can rent premises at Blackburn Enterprise Centre on an easy-in easy-out basis. Rental charges are inclusive of water service charges, background heating, insurance of the of the building, security, and cleaning and maintenance of the common areas. There is FREE car parking available for up to 100 cars at Centre, which is situated right outside the main entrance to the Building.



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Blackburn Enterprise Centre office sizes

Prices from 1st September 2023

Ground Floor

Suite No.	Size Sq. m.	Size. Sq. Ft.	Rent per month	Inclusive of VAT
1	101	1081	£1,549.98	£1,859.97
5	105	1130	£1,510.73	£1,812.88
6	96	1033	£1,619.83	£1,943.26

First Floor

Suite No.	Size Sq. m.	Size. Sq. Ft.	Rent per month	Inclusive of VAT
7	61	656	£940.78	£1,128.94
8	58	624	£894.51	£1,073.42
9	50	538	£746.50	£771.13
10	54	581	£832.82	£999.39
11	69	742	£1,064.16	£1277.00
12	51	549	£786.56	£943.87
13	67	721	£1,033.32	£1,239.98
14	49	527	£755.71	£906.85
15	58	624	£894.51	£1,073.42
16	103	1108	£1,588.53	£1,906.24
17	55	592	£848.25	£1017.90

Second Floor

Suite No.	Size Sq. m.	Size. Sq. Ft.	Rent per month	Inclusive of VAT
18	42	452	£647.75	£777.30
19	45	484	£694.02	£832.82



20	48	516	£740.29	£888.35
21	52	560	£801.98	£962.73
22	50	538	£746.48	£771.13
23	53	570	£791.26	£817.40
24	35	377	£539.79	£647.75
25	35	377	£539.79	£647.75
26	35	377	£539.79	£647.75
27	35	377	£539.79	£647.75
28	53	570	£817.40	980.88

Rent = £11.90 per sq ft, service charge is £5.30 per sq ft- Rental payments per month are inclusive of services such as; water rates, background heating, insurance, cleaning and maintenance of the facilities and common areas, security, grounds maintenance, building upkeep and access to full reception and administrative services, 24 hr access Free Wifi and car parking.

Rateable value is approximately the annual rental charge of the office (Please note this is only an approximation).

Rateable Value Blackburn Enterprise Centre

Address	PRN	RV
Suite 1 Property Ref:	BY02260N0009A	10750
Suite 3 Property Ref:	BY02260N0039A	3400
Suite 4 Property Ref:	BY02260N0013A	11000
Suite 5 Property Ref:	BY02260N0014A	11250
Suite 6 Property Ref:	BY02260N0015A	11000
Suite 7 Property Ref:	BY02260N0043A	7200
Suite 8 Property Ref:	BY02260N0045A	6800
Suite 9 Property Ref:	BY02260N0018A	6000
Suite 10 Property Ref:	BY02260N0019A	6300



Suite 11 Property Ref:	BY02260N0020A	7700
Suite 12 Property Ref:	BY02260N0021A	5900
Suite 13 Property Ref:	BY02260N0022A	7800
Suite 14 Property Ref:	BY02260N0023A	5600
Suite 15 Property Ref:	BY02260N0024A	6500
Suite 16 Property Ref:	BY02260N0025A	6500
Suite 17 Property Ref:	BY02260N0026A	11000
Suite 18 Property Ref:	BY02260N0027A	4900
Suite 19 Property Ref:	BY02260N0028A	5300
Suite 20 Property Ref:	BY02260N0029A	5700
Suite 21 Property Ref:	BY02260N0030A	6100
Suite 22 Property Ref:	BY02260N0031A	5900
Suite 23 Property Ref:	BY02260N0032A	6400
Suite 24 Property Ref:	BY02260N0033A	4200
Suite 25 Property Ref:	BY02260N0034A	4200
Suite 26 Property Ref:	BY02260N0035A	4200
Suite 27 Property Ref:	BY02260N0036A	4200
Suite 28 Property Ref:	BY02260N0037A	6400

Please note Rateable Value is currently 49.9p in the pound.

Small businesses may be eligible to a 100% rebate. Currently all premises with an RV of under £12,000 will be eligible as long as this is your only registered business address.

Due to a change in legislation relief is now not automatically awarded. It is now necessary for new tenants to apply for Small Business Rates Relief.

The application form can be found online:

<https://www.blackburn.gov.uk/business-rates>

[Small business rates relief | Blackburn with Darwen Borough Council](#)