

# Business Park **Investment** For Sale



**UNIT 2 ARKWRIGHT COURT G10K**

Blackburn

**10,070 Sq Ft**

**CBRE**  
CB RICHARD ELLIS

# UNIT 2 ARKWRIGHT COURT G10K

## Introduction

The Gladman office product has been developed to offer high quality business accommodation in attractive settings. Developments are always ideally placed to take advantage of local road networks. This formula has produced successful business locations nationwide and offers tenants and purchasers cost efficient, modern, flexible and high quality office space.

CB Richard Ellis has been instructed to market a number of the completed and let properties as an investment at a competitive yield.

## Location

Blackburn is a large town in the north west of England with a population in the region of 100,000 and located 25 miles north west of Manchester. It benefits from excellent road communications with 4 junctions of the M65 serving the town.

Arkwright Court is part of the larger Blackburn interchange development located off Junction 4 of the M65. The M65 provides direct access to the M6 and M61 to the west and the M66 to the east, meaning that the development is ideally placed to service the North West, Greater Manchester and West Yorkshire regions.

Blackburn interchange features a number of uses including the M65's only services, providing a number of useful facilities including restaurants, a hotel, cash machines, petrol station and mini market.

## Specification

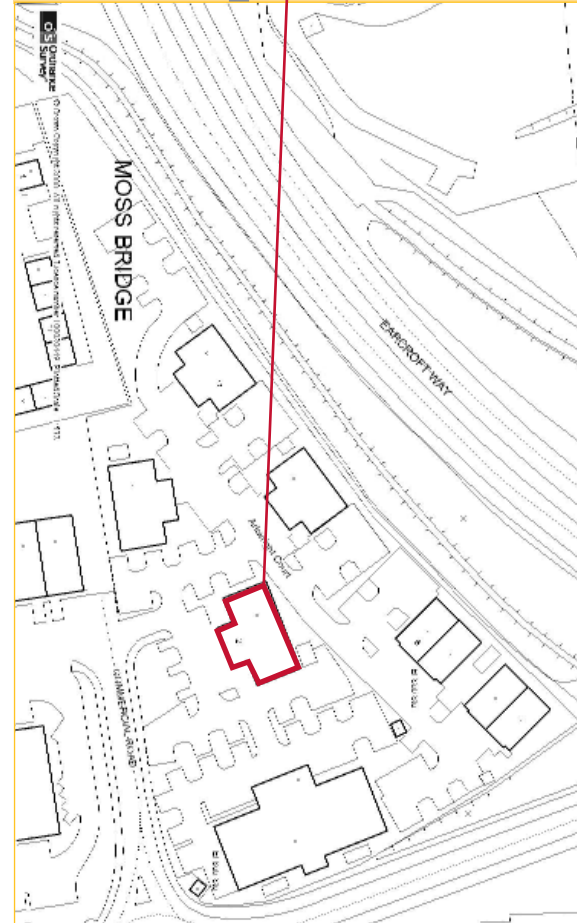
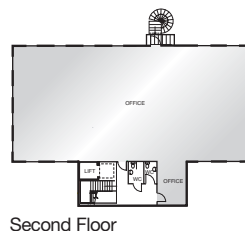
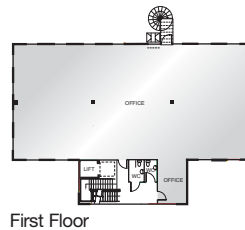
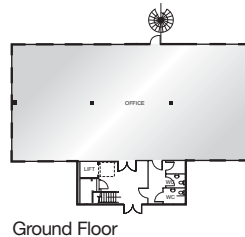
The property is a three storey detached office building with the following specification:

- Suspended ceiling
- Recessed lighting
- Air conditioning
- Full access raised floors
- Passenger lift
- 34 car parking spaces

## Floor Areas

Our client has provided us with the following net internal areas:

Ground	3,270 sq ft	303.79 sq m
1st Floor	3,400 sq ft	315.87 sq m
2nd Floor	3,400 sq ft	315.87 sq m
<b>Total</b>	<b>10,070 sq ft</b>	<b>935.53 sq m</b>



## Tenure

Freehold.

## Pricing

We are seeking offers of **£1,360,500** which reflects an attractive net initial yield of **8.75%** after purchaser's costs of 5.75%.

## Covenant Status

B Global Metering Ltd has a Dun & Bradstreet rating of N 3.

## Tenancy Schedule

Tenant	Passing Rent	Lease Start	Lease End	Term	Break	Break Notice
B Global Metering Ltd	£125,875 (£12.50 psf)	26/02/2007	25/02/2017	10 years	26/02/2012	6 months written

## Contact

**Rehan Zaman**  
0161 233 5642  
rehan.zaman@cbre.com

**Robin Jones**  
0161 233 5692  
robin.jones@cbre.com

MISREPRESENTATION ACT: 1. No description or information given by CBRE whether or not in these Particulars and whether written or verbal ("information") about the property or its condition or its value may be relied upon as a statement or representation of fact. Neither CBRE have any authority to make any representations and accordingly any information given is entirely without responsibility on the part of the agents or the seller(s) or lessor(s). 2. These particulars do not constitute, nor constitute part of, an offer or contract, nor shall they merge in any offer or contract which may hereafter be made between the sellers or lessors and the recipient of the information. 3. The photographs show examples of schemes (with the exception of aerial photography). Any areas of measurements or distances given are approximate only. 4. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer or lessee. 5. Any buyer or lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.

April 2008. Designed & Produced by CW Advertising Agency Limited. Tel: 01282 858200.

**GLADMAN**  
01260 288800  
www.gladman.co.uk

**CBRE**  
CB RICHARD ELLIS  
0161 455 7666  
www.cbre.co.uk