

FUSION HOUSE

2 EVOLUTION PARK • BLACKBURN • JUNCTION 5, M65

LANCASHIRE'S PREMIER BUSINESS PARK

HIGH SPECIFICATION PROMINENT OFFICE BUILDING TO LET / FOR SALE
FROM 3,000 SQ FT - 17,332 SQ FT (279 SQ M - 1,610 SQ M)



 ST.MODWEN



Location

Evolution Park is extremely well located within half a mile of Junction 5 of the M65 close to the Royal Blackburn Hospital, JJB Soccer Dome and Fitness Centre.

Forming part of the first phase of Evolution Park, Fusion House sits at the gateway to this premier business location which on completion will provide up to 250,000 sq ft of business, light industrial and research and development units to the Medical, Knowledge, Science and Technology sectors.

Accommodation

Fusion House provides the following approximate net internal office areas:-

Ground Floor: 3,000 sq ft to 8,666 sq ft

First Floor: 3,000 sq ft to 8,666 sq ft

Total: 17,332 sq ft

Internal Features

Fusion House provides flexible office accommodation, benefiting from:-

- Spacious entrance, lobbies and lift
- Disabled toilets on each floor
- Shower room available on ground floor
- Full access, raised floors
- Suspended ceilings incorporating highly efficient LG7 lighting
- VRV heating and cooling system

External Features

- Controlled onsite parking
- High quality landscaped environment
- Access to the Innovation Centre's conference and meeting room facilities
- 24/7 secure building access with CCTV

Rating

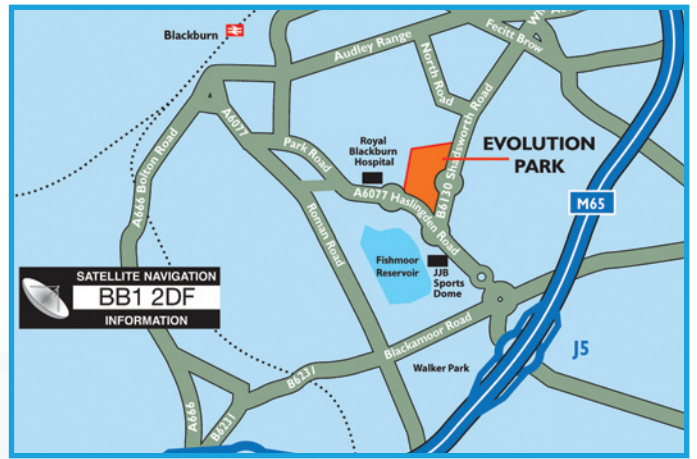
The building will be separately assessed for rating purposes upon occupation with guide figures available upon request.

Service Charge

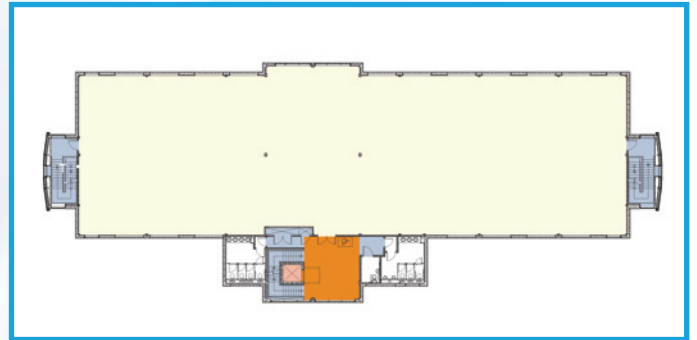
A service charge will be payable in respect of the upkeep and maintenance of the common internal and external areas.

Terms and VAT

The offices are available for sale or to let, further terms are available on request. All rents and service charges are quoted exclusive of VAT.



Location



First Floor Plan



For further information please contact our joint selling agents.



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