ONE CATHEDRAL SQUARE

GRADE A OFFICES TO LET

from 4,462 to 27,966 sq. ft. with on-site car parking

BLACKBURN CATHEDRAL QUARTER

www.cathedralquarterblackburn.com
CATHEDRAL SQUARE

Designed by internationally renowned Architects, BDP, Cathedral Square is a multi-phase regeneration project providing best-in-class accommodation in the centre of Blackburn.

Phase 1 is complete, consisting of a new 60 bed Premier Inn Hotel with complementary ground floor restaurant space, a new bus interchange fronting Blackburn railway station, Clergy Court at the Cathedral, forming the first cloisters development in the UK for 600 years, and a new Grade A office building with ground floor restaurant and leisure units.

ONE CATHEDRAL SQUARE

Overlooking the new Piazza Square, adjacent to the railway station and new bus interchange, One Cathedral Square provides Grade A office space, extending to 27,966 sq ft net, arranged over five floors with an impressive ground floor, double height reception. Also benefits from ample on-site car parking and includes two retail units to house both a restaurant and coffee shop as part of the office building on the ground floor.
GRADE A SPECIFICATION

The offices benefit from the following:

- VRF air conditioning.
- Suspended ceilings with recess LED light fittings.
- Full access raised floors (minimum 150mm void).
- Feature full height glazing.
- Male/female & disabled WCs.
- Shower facilities.
- Two x 13 person passenger lifts.
- Impressive double height reception area.
- CCTV.
- Designated car parking.

INDICATIVE FULL FLOOR LAYOUT

Upper floors
5,876 sq ft
* The Second floor also consists of a small external balcony offering views of the main square

First Floor
4,462 sq ft

Example potential layout of an open plan office
5,876 sq ft
BLACKBURN

Blackburn is undergoing a significant renaissance via a major regeneration programme, through a number of substantial initiatives.

In excess of £100 million of investment has already been committed to the town, providing new infrastructure such as a new bus station, link road to the south of the town centre and improved rail services to Manchester.

A new leisure centre has recently been completed adding a further extension to one of the largest educational campuses in the North West.

This is in addition to the £66 million redevelopment of The Mall Shopping Centre in the heart of the town, which includes anchor tenants such as; Primark, Next and Debenhams; together with a new indoor market. This attracts over 250,000 visitors per week.

Cathedral Square forms an entry point for visitors to Blackburn. 1,330,000 people use Blackburn Station on an annual basis. Whilst 17,000 employees work within walking distance, with 71,000 in the wider catchment area.
LOCATION

Blackburn sits in the heart of the North West, providing easy access by road and public transport to Manchester, Liverpool and Leeds; together with links to the Lake District and further south to Birmingham and London.

Both Manchester and Liverpool Airports are accessible within a 60 minute drive.

Links

The town offers direct rail services to Leeds (1hr 30 mins) and Manchester (51 mins), whilst Preston is only 17 minutes away with links via the Virgin West Coast Mainline, providing direct access to London Euston (2 hrs 7 mins) and Glasgow Central (2 hrs 20 mins), plus a regular service throughout the day to Manchester Airport (59 mins).
For full specifications and further details please contact the joint agents, or visit www.cathedralquarterblackburn.com

EPC provided upon request.

Viewing strictly via appointment with Trevor Dawson or Knight Frank. ALL OFFICE ENQUIRIES

A development by

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