

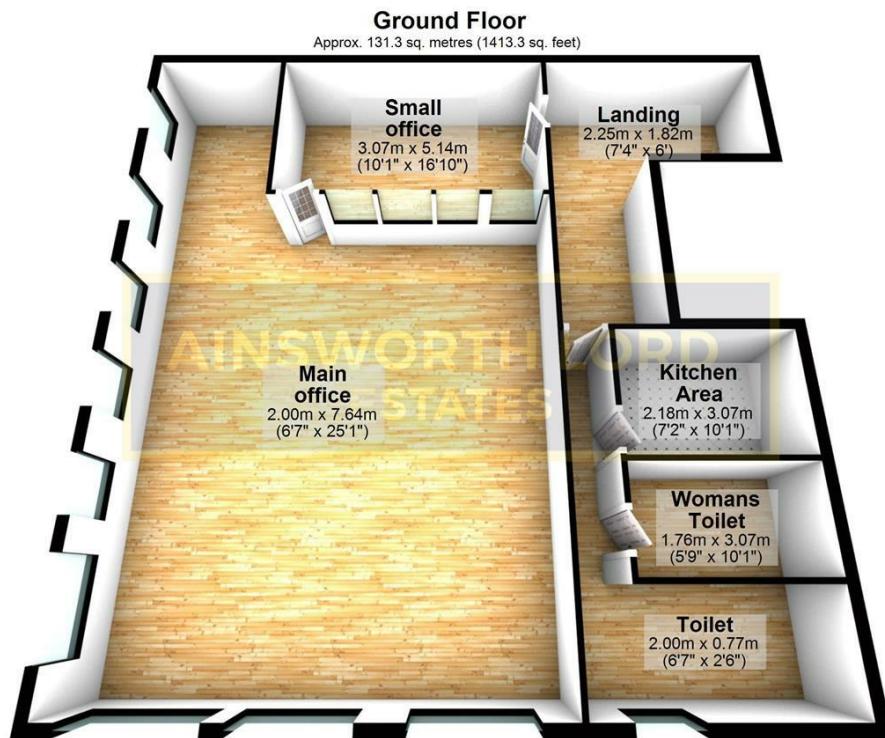


**16 DARWEN STREET  
BLACKBURN, BB2 2EA**

**£500 PCM**

\*\*LARGE BRIGHT MODERN OFFICE FOR RENT IN BLACKBURN TOWN CENTRE\*\* VIEWS TO CATHEDRAL \*\* NEXT TO BARCLAYS BANK & BBC RADIO LANCASHIRE\*\* CLEAN TIDY AND READY TO GO! 135sq m \*\*SHORT WALK FROM TRAIN & BUS STATION\*\* AVAILABLE NOW\*\*

**AINSWORTH LORD  
ESTATES**



Total area: approx. 131.3 sq. metres (1413.3 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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