



## INDIAMILL CENTRE

Bolton Road · Darwen · Lancashire · BB3 1AE



A former cotton mill transformed to a high quality character business centre

Open plan office suites available in flexible sizes from **250 sq ft to 5,259 sq ft**



### To Let

- Conference facilities
- Manned reception
- Secretarial support
- 24hr security
- Secure parking with CCTV

[www.indiamill.com](http://www.indiamill.com)



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This prestigious Centre currently has vacant space available to rent for a variety of business uses.

Office suites generally benefit from the following features:

- **Air-conditioning**
- **Open plan accommodation**
- **CAT II lighting**
- **Carpeting throughout**
- **Rustic brickwork & original features**
- **Large double glazed sash windows**
- **Perimeter and under floor CAT V cabling**



## Location

India Mill Centre, with its 303 ft. high chimney, is an imposing landmark building in Darwen town centre. The building is situated in an established commercial area convenient for shops and public transport facilities and within close proximity to Manchester city centre. Neighbouring occupiers include ICI and a Sainsbury's supermarket.

Junction 4 of the M65 motorway lies only 2 miles to the North and offers access to the major road network via the M6 motorway. There is also ample car parking on site as well as good public transport links.



## India Mill Centre

India Mill is a remarkable Grade II Listed building constructed between 1859 and 1871, including the erection of the 303 ft high Italian campanile chimney, which still dominates the skyline of Darwen and is a Grade II\* Listed structure in itself. India Mill has undergone major transformation over recent years to become an established Business Centre within the Darwen community.

Over 800 people enjoy working at the India Mill Centre which houses a cross-section of businesses ranging from large national customer service operations to small regional creative and professional services.

Retaining some of its original features, the accommodation presents character offices within a professional business environment that meets the needs of modern businesses.





### Facilities

The Business Centre has a manned reception and 24 hour security. The facility offers secretarial support, conference room, fax, post room and photocopying.



A service charge is levied to cover:

- Heating
- Lighting
- CCTV/Security
- Reception
- Refuse collection
- Landscaping
- Building insurance
- Cleaning and maintenance of the common areas
- Window cleaning
- External maintenance

### Grant Assistance & Aid

Blackburn with Darwen Borough Council is an Assisted Area with Intermediate Area Status and can offer companies financial and commercial assistance. For further information contact The Economic Regeneration & Development Department on Tel. 01254 844120





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**Distances from Darwen:**

Junction 4/M65	2 miles
Bolton	8 miles
Preston	13 miles
Manchester	23 miles
Liverpool	40 miles
Manchester Airport	30 miles
Halifax	36 miles
Bradford	50 miles
Stoke-on-Trent	58 miles
Leeds	56 miles
Sheffield	65 miles

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For further information please contact:

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Code of Practice for Commercial Leases. As responsible head tenant, our client has regard to the recommendations of the Code of Practice for Commercial Leases in England and Wales. If you are professionally represented, you should ask your adviser for a copy. Alternatively, the document can be found at [www.commercialeasecodeew.co.uk](http://www.commercialeasecodeew.co.uk) or obtained from the Royal Institution of Chartered Surveyors (tel: 020 7334 3806).

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