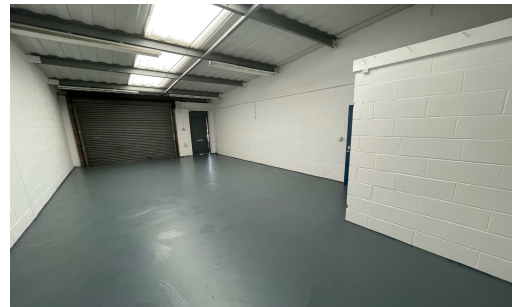


Moorings Close Estate, Lower Hollin Bank Street, Blackburn, BB2 4AH

**TO LET**



## TO LET

Use - Industrial

Size - 1,000 Sq ft

Rent - From £11,150 per annum

- Modern Industrial Unit
- Prominent location
- Flexible lease terms



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Moorings Close Estate, Lower Hollin Bank Street, Blackburn, BB2 4AH

### Location

The Moorings Close Industrial Estate is situated in a popular industrial area, just off Lower Hollin Bank Street on the edge of Blackburn town centre.

The estate benefits from good transport links from Junction 4 of the M65.

### Description

Moorings Close Industrial Estate comprises modern good quality industrial units ranging from 500 sq.ft upwards

The estate is fully fenced with car parking and circulation space.

Unit 5 is of steel portal frame construction and would suit a number of uses. It has an integral toilet block, personnel door and roller shutter loading door.

### Accommodation

The following units are available:

Unit	Size (sq.ft)	Rental (pa)	Maintenace (pa)	Total (pa)
8	1,000	£11,300	£1,230	£12,530

### Rental

From £11,150 per annum

### Lease Terms

A 3 year tenancy agreement is available incorporating annual break clauses.

The rent is to be paid monthly in advance and exclusive of the costs of occupation, which include business rates, water, electricity and gas.

The rent is subject to VAT at the prevailing rate.

### Service Charge

Included within the quoting rent, full details available on request.

### Deposit

A deposit equivalent to 3 months rent is applicable

### Rating

The property has a rateable value below £12,000 and therefore eligible occupiers may be able to claim small business rates relief. Further details on request.

### Legal Costs

Each party to be responsible for their own legal costs

### VAT

The rent is subject to VAT at the prevailing rate.

### Services

All mains services with the exception of gas are available to the premises.

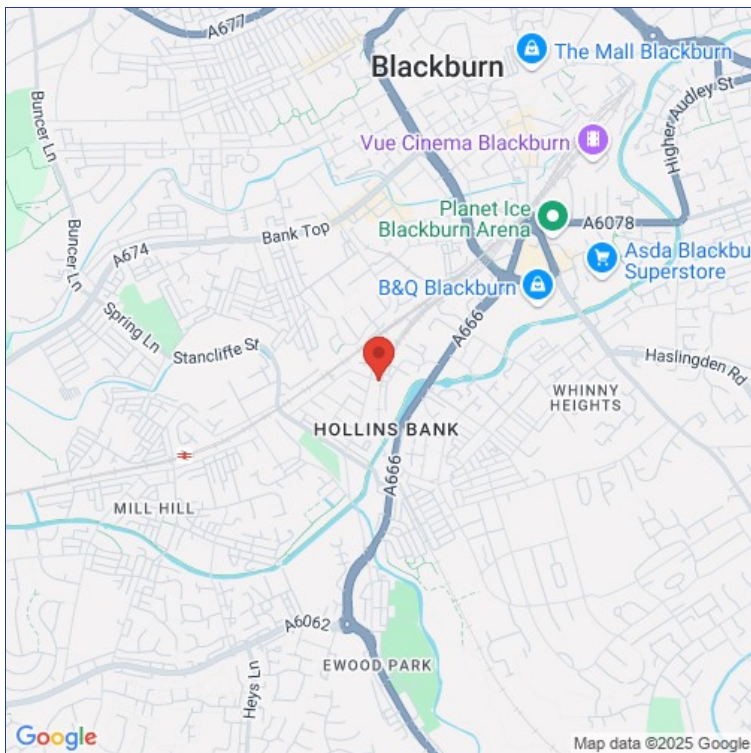
### EPC

An EPC is available on request

### Viewing

Strictly through agents  
Taylor Weaver  
(Rebecca Weaver)  
01254 699030

## Moorings Close Estate, Lower Hollin Bank Street, Blackburn, BB2 4AH



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