

Omega, Glenfield Park, Philips Road, Blackburn, BB11 5RZ

TO LET



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Use - Industrial

Size - 11,500 - 73,500 Sq ft

Rent - On application

- High quality brand new industrial/warehouse units
- Available for occupancy Winter 2023
- Superb location, close to junction 6 of M65 motorway
- High bay eaves approximately 13 metres



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

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Location

The property is situated within the established and popular Glenfield Business Park close to the A6119 (Blackburn outer ring road) which links directly to junction 6 of the M65 motorway.

Description

Omega will provide high-quality, brand-new logistics and manufacturing units ranging in size from 11,500 sq.ft up to 73,500 sq.ft.

The units will feature the following specification:

- ~10m to 13.5 metre eaves height
- ~ Level access roller shutter loading doors
- ~ 5% Office content
- ~ Internal lighting
- ~ Three phase power
- ~ Steel portal frame clad in profile steel
- ~ Dedicated parking and loading

Accommodation

The accommodation will be as follows:

Unit A	17,500 sq.ft
Unit B	14,000 sq.ft
Unit C	14,000 sq.ft
Unit D	14,000 sq.ft
Unit E	14,000 sq.ft

It is possible to combine these units to provide a total of 73,500 sq.ft.

Unit F	11,500 sq.ft
Unit G	11,500 sq.ft
Unit H	23,000 sq.ft

It is possible to combine these units to provide 46,000 sq.ft

Unit I	20,000 sq.ft
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Rental

On application

Lease Terms

The units are available by way of a new lease on full repairing and insuring terms for a minimum period of 5 years

Service Charge

A service charge will be levied on occupiers within the development to cover the costs of landscaping, gritting in winter etc. Further details are available upon request.

Building Insurance

The landlord to insure the building and charge the premium to the tenant.

Rating

To be assessed upon occupation

Legal Costs

Each party is to be responsible for their own legal costs

VAT

VAT is applicable to figures quoted in these particulars.

Services

It is understood that all mains services, with the exception of gas, will be available to the units

EPC

An EPC will be available on completion of the units. Further information can be obtained upon request.

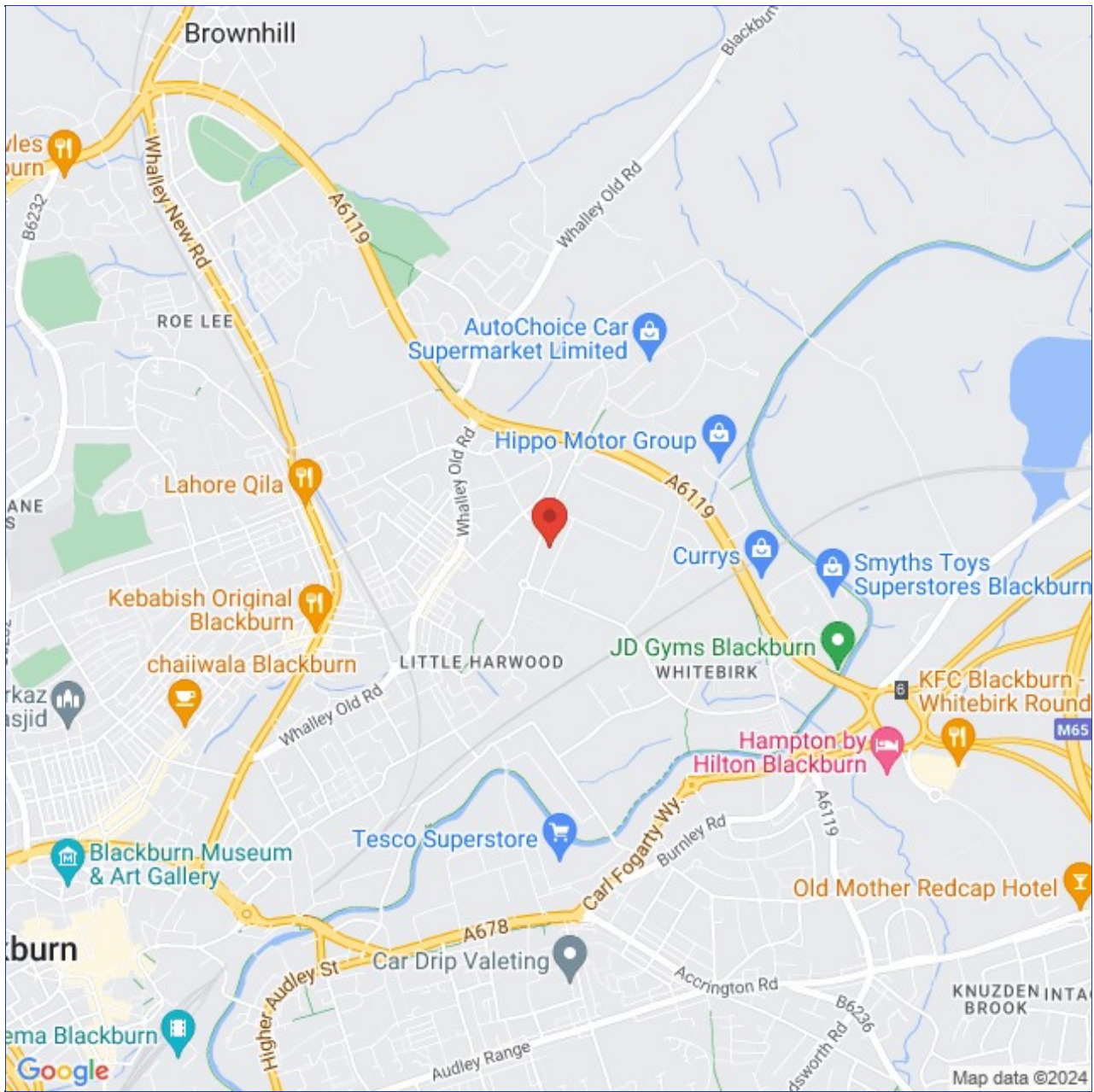
Planning

Industrial and warehouse uses are permitted within the development

Viewing

Strictly through agents Taylor Weaver
Neil Weaver MRICS
Telephone: 01254 699030

or Caroline James
Trevor Dawson



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