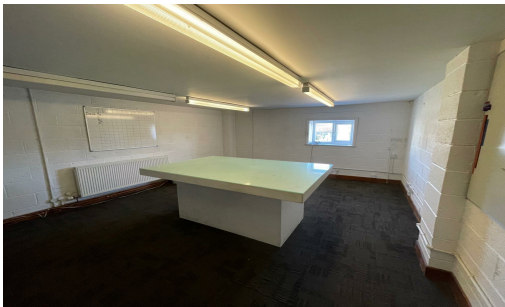


Unit 7, Point 65 Business Centre, Greenbank Road, Blackburn, BB1 3EA

**TO LET**



## TO LET

Use - Industrial

Size - 2,366 Sq ft

Rent - £22,000 per annum.

- Modern End Terraced Industrial Unit with Offices
- Easy access to the national motorway network
- Large shared yard



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)

## Unit 7, Point 65 Business Centre, Greenbank Road, Blackburn, BB1 3EA

### Location

The premises are conveniently located just off Greenbank Road which connects to the A6119, Whitebirk Drive, which in turn links to junction 6 of the M65 motorway.

This is an established industrial location with other occupiers in the vicinity including Precision Polymer Engineering, Bliss Distribution Limited, The Range and Lancashire Constabulary.

### Description

The property comprises a modern end terraced industrial/warehouse/trade counter unit.

It is of steel portal frame construction with brick built walls to a height of around 2 metres with insulated steel profile cladding above and to the roof, including double skin translucent roof panels.

Access to the unit is provided by a roller shutter door and personnel door to the front.

Internally the property has a solid concrete floor, blockwork inner wall, minimum internal eaves height of around 18 feet and lighting throughout the warehouse.

At the front of the property is a two-storey office providing a mixture of open plan and private office accommodation and there are welfare facilities at the rear of the building.

A mezzanine floor has been constructed to the rear providing additional storage accommodation.

Externally there is a large concrete surface car park shared with other tenants within the development.

### Accommodation

We have calculated the gross internal area of the premises to be as follows:

Ground Floor	Office	294 sq.ft
	Warehouse	1,670 sq.ft
First Floor	Office	294 sq.ft
Mezzanine	Storage	108 sq.ft
Total		2,366 sq.ft

### Rental

£22,000 per annum.

### Lease Terms

The property is available by way of a new lease for a minimum period of 5 years.

The lease will be held on full repairing and insuring terms with tenant responsible for the usual occupier costs to include business and water rates, electricity and gas.

### Service Charge

A service charge may be levied on occupiers within the development. It is understood that this will be £250 plus VAT

### Building Insurance

The landlord to insure the property and charge the premium to the tenant. The premium is £700 plus VAT

### Rating

The property has a ratable value of £10,000.

Eligible businesses may be able to claim full business rates relief. Further details on request.

### Legal Costs

Each party to be responsible for their own legal costs.

### VAT

VAT is applicable to figures quoted in these particulars.

### Services

All mains services are available to the property.

The property benefits from three-phase electricity, gas central heating to the offices and gas space heating to the warehouse (not currently connected).

### EPC

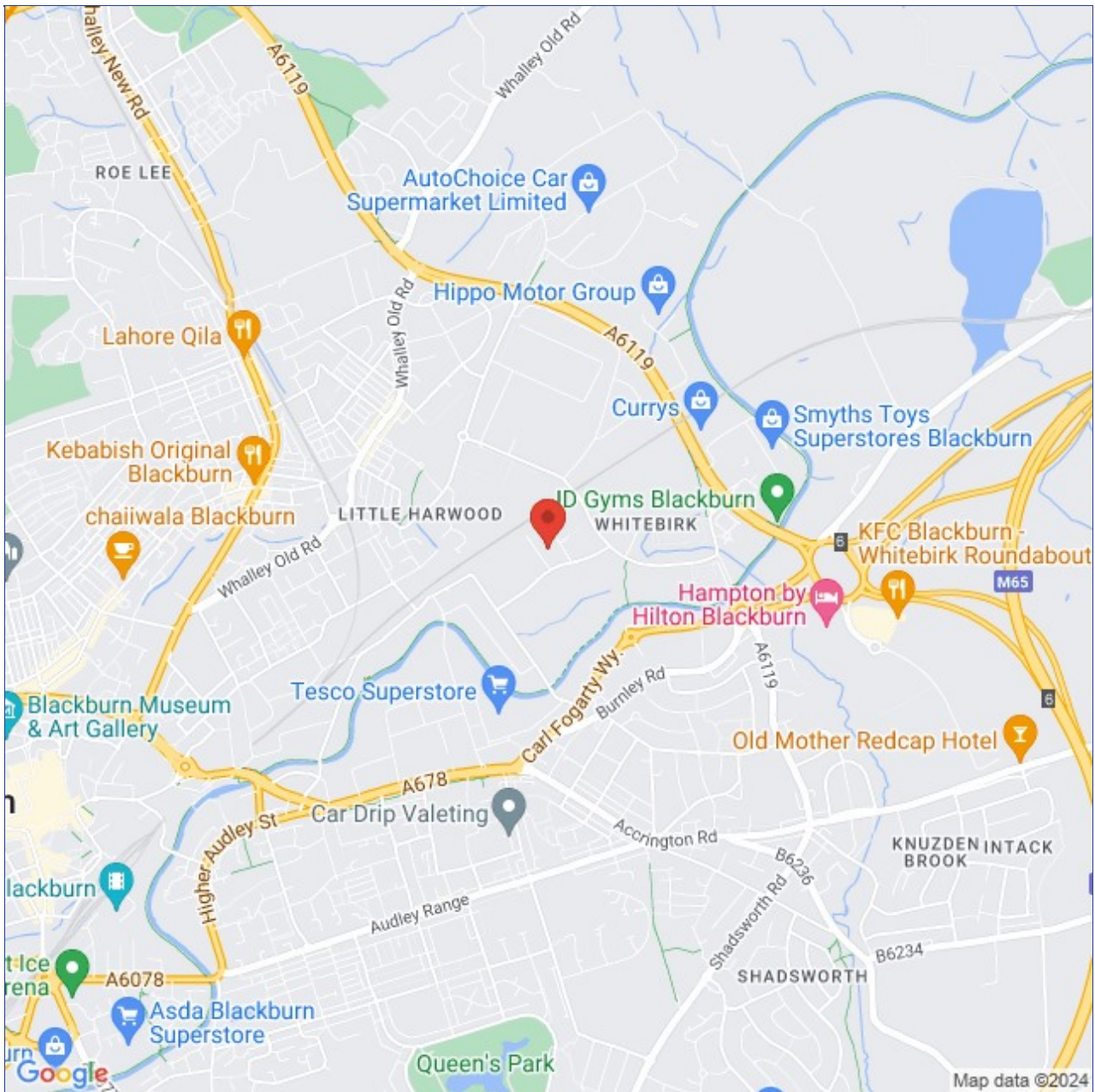
An EPC is available on request.

### Viewing

Strictly via sole agent, Taylor Weaver

Neil Weaver MRICS

Tel: 01254 699 030



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