

Unit D, Johnson Way, Off Sett End Road West, Blackburn, BB1 2QJ

**TO LET**



## TO LET

Use - Industrial

Size - 14,803 Sq ft

Rent - £125,000 per annum plus VAT.

- TO LET Detached Modern Industrial/Warehouse Unit with Yard
- 1,375 sq.m (14,803 sq.ft)
- Established business location
- Close to Junction 5 of the M65 motorway
- 6.1 Metre eaves



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 D, Johnson Way, Off Sett End Road West, Blackburn, BB1 2QJ

### Location

The property is situated on the popular Shadsworth Business Park, close to Junction 5 of the M65 motorway, approximately 2 miles south east of Blackburn town centre.

The estate boasts a number of prestigious occupiers, including GAP Plastics Limited, Tensar Manufacturing, Euro Garages head office, amongst many others.

### Description

The property comprises a modern detached steel portal frame industrial unit with side extension constructed of brick and blockwork walls with steel profile elevations under a pitched roof incorporating translucent roof panels.

Access to the property is provided by three automatic steel roller shutter doors, each with an approximate height of 5m.

Internally part of the warehouse houses a single storey office block incorporating reception area, three offices, disabled WC and staff canteen.

The minimum eaves height of the warehouse is 6.15m.

Externally there are ample parking and loading areas.

Please note that the photos shown in these particulars were taken before the current tenant took occupation.

### Accommodation

The property has been measured in accordance with RICs regulations on a GIA basis as follows:

Main Warehouse	14,243 sq.ft	1,323 sq.m.
Office and Amenities	560 sq.ft	52 sq. m.
Total	14,803 sq.ft.	1,375 sq. m.

### Tenure

Leasehold

### Rental

£125,000 per annum plus VAT.

### Lease Terms

The property is available by way of a new lease for a minimum term of 5 years on full repairing and insuring terms.

The rent is payable quarterly in advance and is exclusive of the costs of occupation, e.g. business and water rates, electricity and gas.

### Rating

From the Valuation Office Agency rating list, as published on the internet, we are advised that the property is assessed, with effect from 1st April 2023 at rateable value £65,500.

The rates payable for 2024/25 is approximately £33,536 however this is ignoring any possible surcharges or relief.

### Legal Costs

Each party to be responsible for their own legal costs involved in this transaction.

### Services

All mains services are available, including 3 phase power. It is understood that there is a 185 Kva power supply available.

### EPC

An Energy Performance Certificate is available from our office on request.

### Insurance

The landlord to insure the building and charge the premium to the tenant. Full details available on request.

### Viewing

Strictly through agents

Taylor Weaver  
(James Taylor)  
01254 699030



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

Telephone: 01254 699030



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

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040.  
MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.