

Unit 1 Hall Moss Business Park, Bolton Road, Darwen, BB3 2TT

TO LET



TO LET

Use - Industrial

Size - 4,878 Sq ft

Rent - £40,000 p.a. +VAT

- TO LET - 4,878 sq. ft. detached building with private yard (0.16 acre)
- Available 1st April 2024
- Suitable for various uses
- Modern steel portal frame construction
- Frontage onto Bolton road / A666



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

The premises are prominently situated at the entrance to Hall Moss Business Park which is conveniently located at the top of Bull Hill on the Southern outskirts of Darwen, immediately fronting Bolton Road (A666). See location plan for further details.

Description

The property comprises a recently refurbished industrial unit. It is of steel frame construction with insulated steel clad walls and roof, incorporating translucent roof panels.

It has a minimum eaves height of around 4.5m and benefits from access via an electrically operated roller shutter door on the gable end of the unit. The warehouse accommodation is open floor space with a small office / reception area.

Externally the property benefits from a designated parking /yard area extending to 0.16 acres.

Accommodation

We have measured the unit on a gross internal area basis which extends to 4,878 sq. ft. / 453 sq. m.

In addition to this there is a private gated yard which is 0.16 acres.

Rental

£40,000 p.a. +VAT

Lease Terms

Minimum 5 year FRI lease

Rating

As published on the VOA website the property has a rateable value of £18,000. Rates payable for 24/25 will be in the region of £9,000 pa.

Legal Costs

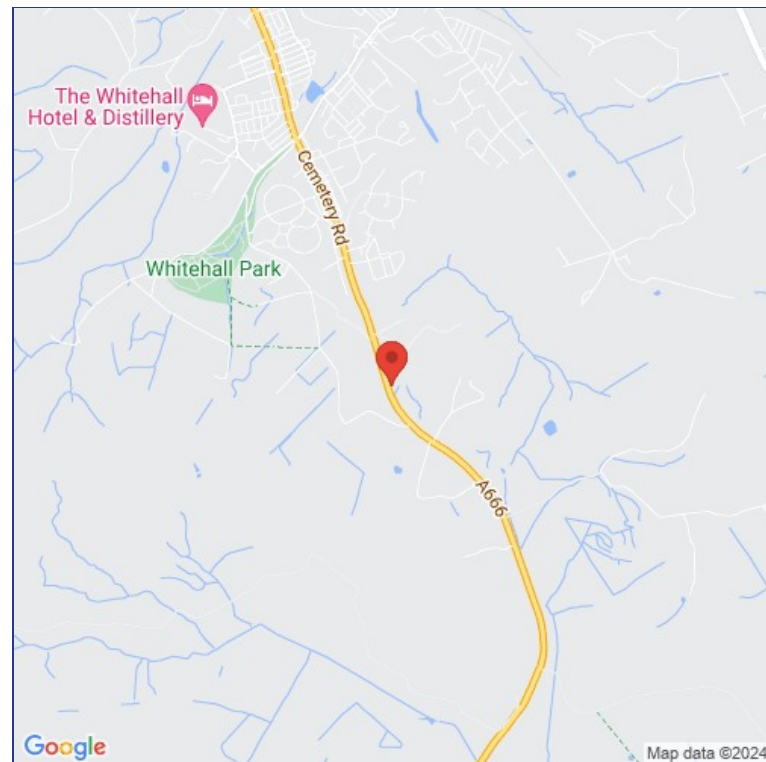
Each party responsible for their own legal costs.

Services

All mains services are connected to the property.

Viewing

Strictly through agents
Taylor Weaver
James Taylor
01254 699030



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