

14 Rosewood Business Park, St. James Road, Blackburn, BB1 8ET



## FOR SALE or LET

**Use** - Industrial

**Size** - 7,203 Sq ft

**Rent** - £34,000 per annum

**Price** - Offers in excess of £370,000

- FOR SALE/TO LET
- Good Quality Mid Terraced Industrial Unit
- Mezzanine Floor & Offices
- Good access to Town Centre and Motorway Network
- Rarely available freehold opportunity



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)

## 14 Rosewood Business Park, St. James Road, Blackburn, BB1 8ET

### Location

Rosewood Business Park is situated just off St. James Road, in a mixed industrial and residential area, approximately 1.5 miles from Blackburn town centre.

The nearest motorway junction is Junction 6 at Whitebirk, approximately 2 miles from the property.

### Description

The property comprises a good quality mid terraced industrial/warehouse unit with mezzanine floor and offices.

It is of steel portal frame construction with an insulated steel panelled roof incorporating translucent roof panels.

It has the benefit of two up and over roller shutter doors, an eaves height of approximately 6m, two storey offices incorporating WC facilities, solid concrete floor and internal lighting.

To the rear is a mezzanine floor providing additional storage accommodation.

### Accommodation

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

Ground Floor	Small Office Workshop	5,095 sq.ft
	Mezzanine	1,834 sq.ft
First Floor	Office	274 sq.ft
<b>Total</b>		<b>7,203 sq.ft</b>

### Price

Offers in excess of £370,000

### Tenure

Understood to be freehold.

### Rental

£34,000 per annum

### Lease Terms

The property is available by way of a new lease for period of 3 years on FRI terms

### Rating

The property has a current rateable value of £10,750. Eligible businesses may be able to claim small business rates relief. Further details on request.

### EPC

An EPC is available on request

### VAT

VAT is applicable to figures quoted in these particulars

### Services

It is understood that all mains services are available to the property

### Planning

The property has been used for an industrial building for a number of years and therefore we anticipate that uses under B2 and B8 of the Town and Country Planning (Use Classes) Order will be permitted.

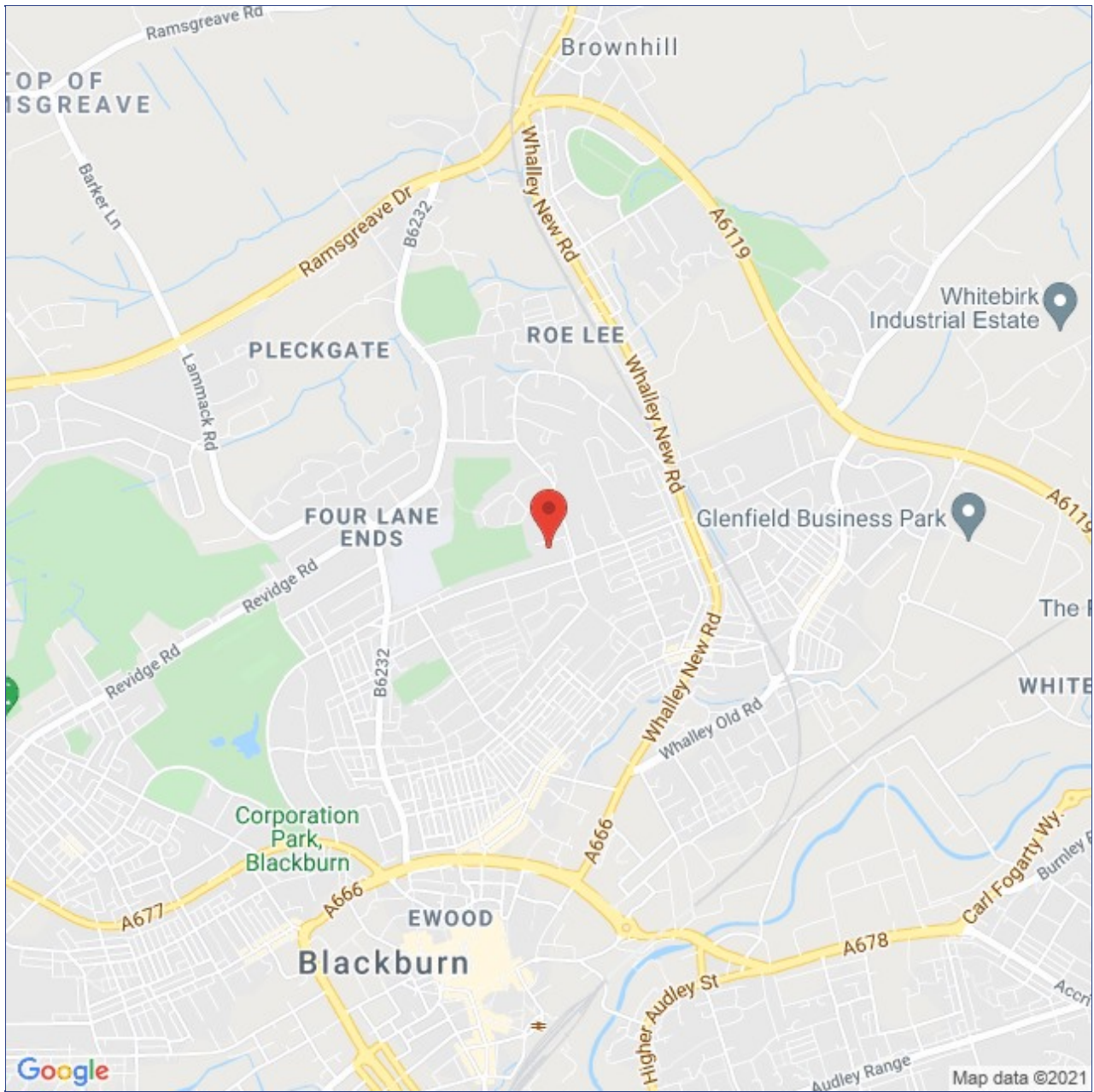
### Viewing

Strictly through agents

Taylor Weaver

(Neil Weaver)

01254 699030



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Telephone: 01254 699030



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

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