

## Building Q Upper Ground Floor, Ribble Business Park, Blackburn, BB1 5QB



### TO LET

#### Industrial / Warehouse Unit With Offices 17,501 sq ft / 1,627 sq m

- Established Greenbank Business Park
- Easy access to J6 M65 motorway
- Competitive rent

### Location

Ribble Business Park is situated on the established Greenbank Business Park, with extensive frontage onto Blackburn's ring road (Whitebirk Drive), approximately 0.5 miles from Junction 6 of the M65 motorway.

### Description

The property comprises a self-contained industrial/warehouse facility with offices.

It is of portal frame construction with a mix of glass, blockwork and steel panelled walls under a pitched roof incorporating .

The space provides open plan accommodation served by two roller shutter doors from a shared yard area.

The main warehouse has the benefit of an eaves height of approximately 4.802m rising to the central apex, concrete floor and internally provides canteen and office area.

### Accommodation

The property provides the following gross internal floor space:

Offices	835 sq.ft
Main Workshop Area	13,501 sq.ft

Stores	3,165 sq.ft
<b>TOTAL</b>	<b>17,501 sq.ft</b>

### Services

It is understood that all mains services are available to the premises. In addition, the property has the benefit of a 250 KVA electricity power supply

### Rating

From the Valuation Office Agency rating list, as published on the internet, we are advised that the property is assessed with a rateable value of £21,250. The rates payable will be in the region of £10,200

### Lease Terms

The property is available by way of a minimum period of 3 years on full repairing and insuring terms.

### Service Charge

A service charge is levied to cover landscaping, building insurance and security. It is anticipated the service charge will be in the region of 50p per sq.ft.

### EPC

An EPC is available on request

### VAT

VAT is applicable to figures quoted in these particulars

### Deposit

A deposit may be required. Full details on request.

### Rental

# TAYLOR WEAVER

CHARTERED SURVEYORS

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£3.50 per sq.ft

## Availability

The property is available for occupation in Spring 2019

## Legal Costs

Each party to be responsible for their own legal costs

## Viewing

Strictly through agents

Taylor Weaver

(Neil Weaver)

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RICS

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