

Elder Court Workshop Units, Lions Drive, Shadsworth Business Park, Blackburn,  
BB1 2QS

**TO LET**



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**Use** - Industrial

**Size** - 536 - 1,654 Sq ft

**Rent** - FULLY LET

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- High Quality Workshop/Industrial/Business Unit
- Excellent location adjacent to J5 of M65
- Flexible lease terms with annual break clauses



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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## Elder Court Workshop Units, Lions Drive, Shadsworth Business Park, Blackburn, BB1 2QS

### Location

The units are situated on the popular Elder Court development on Shadsworth Business Park, adjacent to Junction 5 of the M65 motorway.

### Description

Elder Court comprises a modern high quality business park situated on the established Shadsworth Business Park.

The units are of steel portal frame construction with profile steel cladding to the front and to the roof.

The larger units (1,650 sq.ft plus) have the benefit of a small office and WC facilities. The smaller units have WC facilities but no office.

### Accommodation

FULLY LET

### Rental

FULLY LET

### Lease Terms

3 year tenancy agreements are available incorporating annual break clauses.

The rents are to be paid monthly in advance and exclusive of the costs of occupation which include business and water rates, electricity and gas.

The principle and maintenance rents are subject to VAT at the prevailing rate and will include annual increases.

### Deposit

Subject to status a minimum deposit of £1000 is required in advance

### Rating

As the majority of Rateable Values on the development are below the small business rates threshold of £12,000 RV, eligible businesses may be able to claim full business rate relief. Full details on request.

### Services

All mains services are available to the premises including gas

### EPC

EPCs are available for the individual units on request.

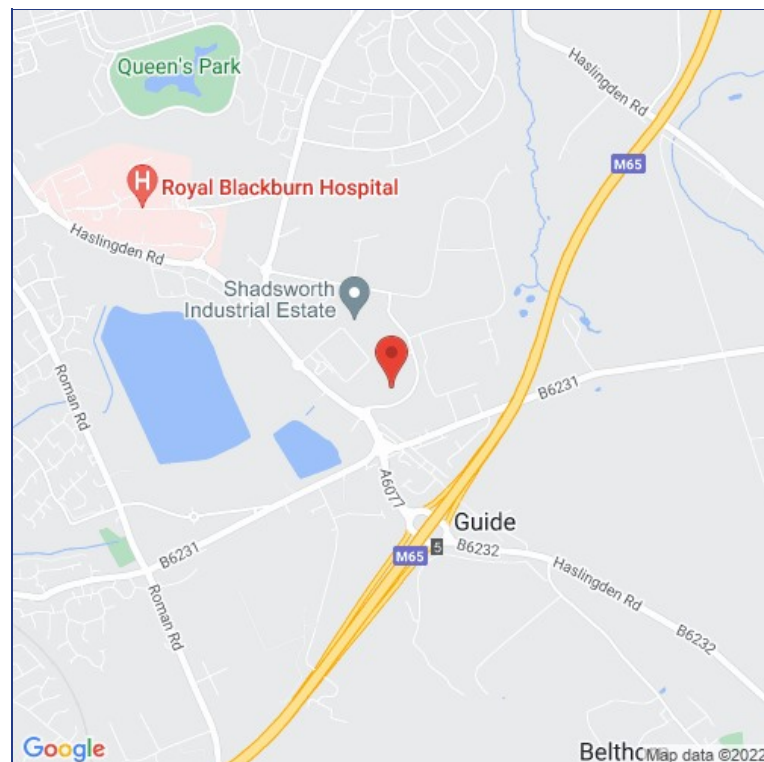
### Administration Fee

An administration fee of £150 plus Vat is charged in respect of a credit check and preparation of the tenancy agreement.

### Viewing

Strictly through agents

Taylor Weaver  
(Rebecca Weaver)  
01254 699030



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