

Former Factory Shop, Harwood Road, Blackburn, BB1 3BD

TO LET



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Use - Industrial

Size - 2,200 Sq ft

Rent - £32,000 per annum, plus VAT.

- Former Showroom Premises With Extensive Parking
- Easy access to both Blackburn town centre and the M65 motorway
- Competitive terms



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

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Location

The property is situated on Harwood Street on the Furthergate Business Park situated midway between Blackburn town centre and junction 6 of the M65 motorway.

This is an established area with occupiers in the vicinity including Tesco supermarket and Training 2000 Limited.

Description

The property comprises a former factory showroom providing accommodation on the ground floor extending to 2,200 sq. ft.

It is of steel portal frame construction with brickwork walls at a height of around 4 feet with steel profile cladding above and to the roof which incorporates clear panels.

Internally, the space is predominantly open plan and it has the benefit of personnel and roller shutter door access.

The grounds are extensive providing parking spaces for 40 vehicles.

Accommodation

We have calculated the gross internal area of the property to be 2,200 sq. ft.

Rental

£32,000 per annum, plus VAT.

Lease Terms

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

Building Insurance

Landlord to insure and charge the premium back to the tenant. Further details are available on request.

Rating

The property will require reassessment upon occupation. Further details are available on request.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT is applicable.

Services

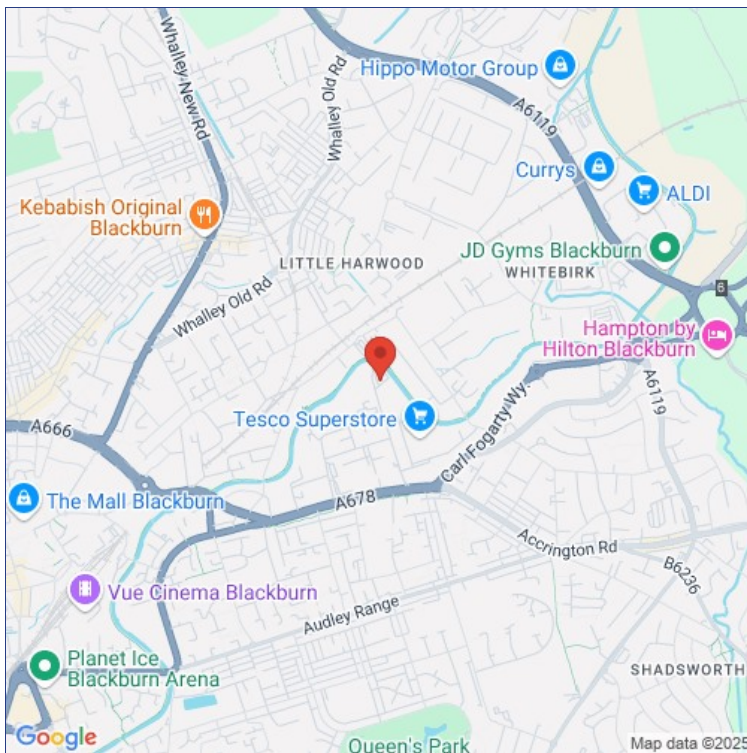
It is understood that all mains services are connected to the property.

EPC

An EPC is available on request.

Viewing

Strictly via sole agent Taylor Weaver
Neil Weaver MRICS
Tel: 01254 699 030

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