

Gamma, Greenbank Way, Blackburn, BB1 3EA



TO LET

Use - Industrial

Size - 2,500 - 132,000 Sq ft

Rent - On application.

- High quality brand new industrial/warehouse units
- Available for occupation Winter 2023
- Superb location close to junction 6 of the M65 motorway



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

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Location

The development is situated within the established and popular Greenbank Business Park close to junction 6 of the M65 motorway.

Description

Gamma will provide high quality brand new industrial/warehouse units ranging in size from 2,500 sq.ft up to 132,000 sq.ft.

The units will feature the following specification:

- ~ Eaves height from 6.3 metres for units 5-9 and 13.9 metres for units 1-4
- ~ Dock level and drive in loading facilities
- ~ 5% office content with feature office glazed windows
- ~ Concrete yard with dedicated parking
- ~ Internal lighting
- ~ Three phase power

Accommodation

The accommodation will be arranged as follows:

Unit	Size (sq.ft)
1-4	from 26,500 - 132,000 sq.ft
5-9	from 2,500 to 6,000 sq.ft

Rental

On application.

Lease Terms

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

Service Charge

Service charge will be levied on occupiers within the development to cover the costs of landscaping, gritting in winter etc. Further details are available upon request.

Rating

Each unit will require assessment on occupation.

Legal Costs

Each part is responsible for their own legal costs.

VAT

VAT is applicable to figures quoted in these particulars.

Services

It is understood that all mains services with the exception of gas will be provided to the units.

EPC

An EPC will be available on completion of the units. Further information can be obtained upon request.

Planning

Industrial and warehouse uses are permitted within the development.

Insurance

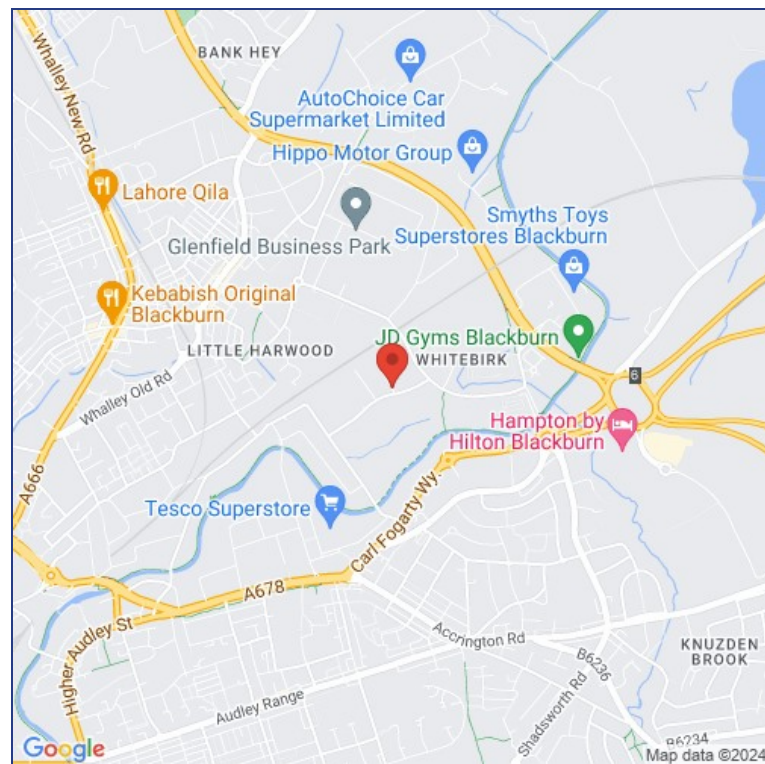
Landlord to insure the property and charge a premium to the tenant. Further details on request.

Viewing

Strictly via agent: Taylor Weaver

Neil Weaver MRICS

01254 699 030



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