

Gorse Street Industrial Park, Gorse Street, Blackburn, BB1 3EE



## TO LET

Use - Industrial

Size - 1,600 - 2,400 Sq ft

Rent - See accommodation schedule

- 3 Separate Modern Industrial / Business Units
- Finished to high specification
- Close to Blackburn town centre
- Immediately adjacent to Tesco Superstore
- Access from the new link road Carl Fogarty Way (A678)



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)

## Gorse Street Industrial Park, Gorse Street, Blackburn, BB1 3EE

### Location

The premises are located just off the newly constructed Carl Fogarty Way, which links Gorse Street and Junction 6 of the M65, which is less than one mile away.

Tesco Superstore is located directly adjacent to the site.

The immediate vicinity is predominantly commercial uses, with a number of different businesses located there.

Blackburn town centre is approximately one mile from the site.

There is access via the A678 (Copy Nook), which leads directly onto Blackburn's main ring road (Barbara Castle Way)

### Description

The units are constructed on a steel portal frame with insulated profile steel cladding to both walls and a mono pitched roof, including translucent roof panels.

Double glazed aluminum framed glazing is present to both ground floor and floor levels.

Internally the units benefit from a solid concrete floor, blockwork internal walls and access via 5m wide x 5m high electrically operated roller shutter doors.

Each unit is finished with a small kitchenette and WC facilities at the rear of the unit.

### Accommodation

Unit	Ground floor	Mezzanine	Rent pa (plus VAT)
6	1,200 sq. ft.	400 sq. ft.	£15,000
10	1,200 sq. ft.	1,200 sq. ft.	£18,000
11	1,200 sq.ft	400 sq.ft	£15,000

\*\* Please see floor plans and site plans which show layout \*\*

### Tenure

Leasehold

### Rental

See accommodation schedule

### Lease Terms

The units are available to let on full repairing and insuring terms for a minimum period of 3 years

### Service Charge

A service charge will be levied on tenants. We are estimating that this will equate to 50p per sq.ft. This figure is to be confirmed on completion of the build.

### Building Insurance

Landlord to insure the building and recharge to the tenant. Figures to be confirmed.

### Rating

Each unit will be separately assessed upon completion of the build. Further details available on request.

### Legal Costs

Each party to be responsible for their own legal costs

### Services

All mains services with the exception of gas will be available, including 3 phase power.

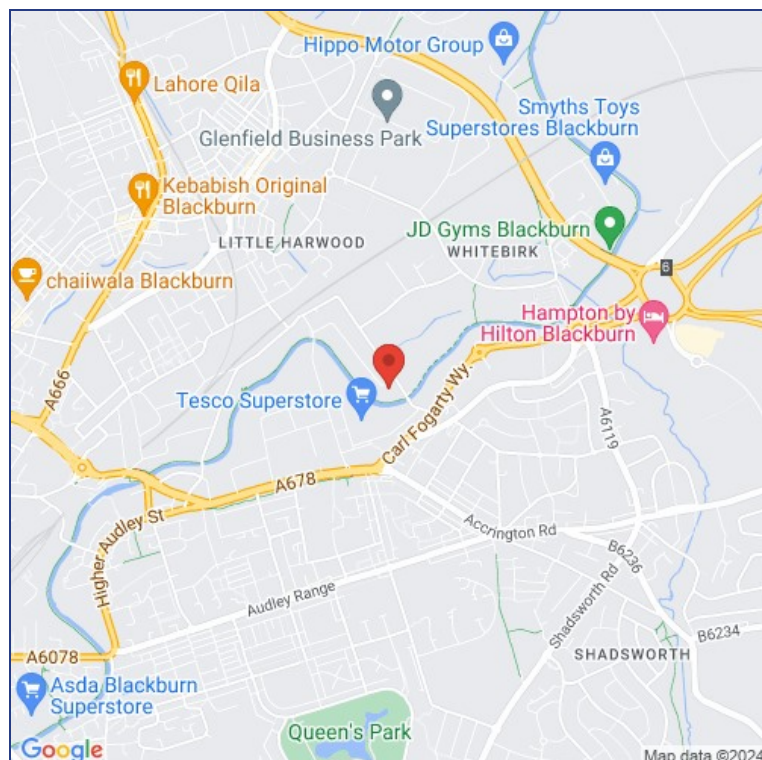
### Viewing

Strictly through sold agents

Taylor Weaver

(James Taylor)

01254 699030



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

Telephone: 01254 699030



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

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