



Momentum @Blackburn

Welcome to your new
business space

Units starting from 650sqft

www.roundhouseproperties.co.uk/momentum



momentum
Business Centre



Roundhouse Way
Blackburn BB1 2NG

Our Momentum at Blackburn development is located in an established and thriving commercial district on the outskirts of the town.

Units starting from £129,500

Close to some of the region's biggest employers and other well-known businesses. Just seconds from J5 of the M65 it provides excellent access to the regional motorway network and great catchment for skilled local workers.

With many other local services on the doorstep and the town's central business district only a 10 minute drive away, Momentum at Blackburn is the ideal spot to locate your growing business.



Key features



Excellent location
adjacent to J5 M65



Suitable for owner
occupiers, tenants and/or
investors



Perfect size for light
Industrial / office usage



Units from 60 sq m
(650 sq ft) to 460 sq m
(5,000 sq ft)



On-site parking provision
(2 spaces per unit)



Available Q3 2024

The Momentum units are totally flexible and there are bespoke specification options to suit your business requirements.

Tailored to suit:

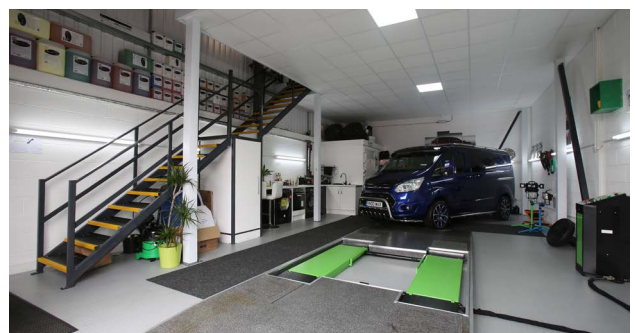
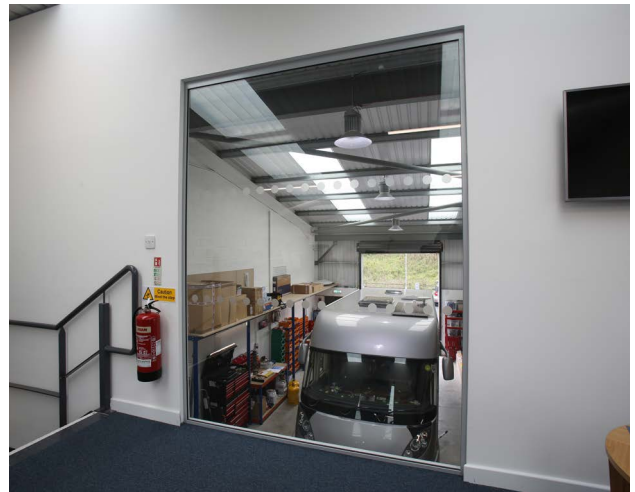
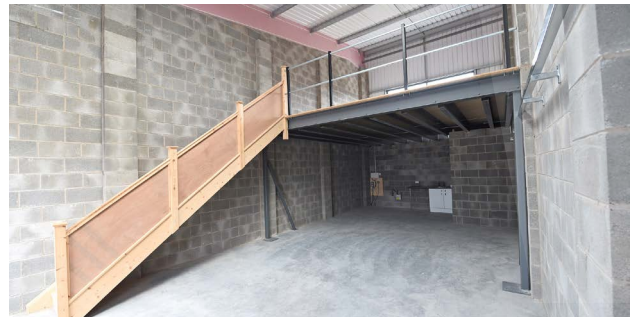
- ✔ Office / Workshop / Storage space
- ✔ Roller shutter or glass doors
- ✔ Bespoke mezzanine options
- ✔ Security roller shutters on doors and windows
- ✔ Ability to combine units together



Site plan



Office Space and Amenities



Get in touch

We pride ourselves on being a hands-on, friendly, family-run property company and a responsible landlord.

For further details of lease options and to arrange a viewing get in touch with our team or contact our agents.



Neil Weaver
Taylor Weaver
☎ 01254 699030
✉ info@taylorweaver.co.uk



Danny Pinkus
Robert Pinkus and Co
☎ 01772 769000
✉ danny@pinkus.co.uk

Connectivity

🚗	🕒	📍
M65	2 mins	0.5 miles
Blackburn	10 mins	2.3 miles
Accrington	11 mins	6.2 miles
Preston	23 mins	13.8 miles
Chorley	19 mins	12.9 miles
Bolton	32 mins	12.9 miles

☎ 01772 312579
✉ hello@roundhouseproperties.co.uk
🌐 www.roundhouseproperties.co.uk



The legal stuff

Tenure and service charge

999 year lease subject to a peppercorn ground rent. A service charge will be levied on the estate to cover the costs of landscaping areas, gritting, external lighting, etc. Full details on request.

Planning

E(g)(iii) (Industrial processes) uses will be permitted. Interested parties are recommended to contact Blackburn with Darwen Borough Council to discuss their proposed uses in greater detail.

VAT

All prices / rentals quoted are exclusive of VAT which will be charged in addition at the prevailing rate.

Legal Costs

Each party will be responsible for their own legal costs in connection with a transaction.