

New Build Industrial Site, Dock Street, Blackburn, BB1 3AT



## FOR SALE or TO LET

**Use** - Industrial

**Size** - 12,875 Sq ft

**Rent** - £112,500 per annum + VAT

**Price** - £1,650,000 + VAT

- FOR SALE / TO LET
- New Industrial / Trade Counter Units
- 12,875 sq ft / 1,196 sq. m.
- Close to Blackburn town centre
- Located directly off the A6078 (Higher Eanam)



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## New Build Industrial Site, Dock Street, Blackburn, BB1 3AT

### Location

The new industrial development will be located directly off Higher Eanam (A6078) close to Blackburn town centre and Junction 6 of the M65 motorway.

The surrounding occupiers are a mix of retail and industrial businesses.

Higher Eanam is one of the main link roads with high levels of passing traffic both in and out of Blackburn town centre.

The site sits 200m away from Barbara Castle Way, which is the main ring road Blackburn town centre.

Please see location plan.

### Description

The site will be constructed on a steel portal frame with insulated profile steel cladding to both walls and a mono pitched roof, including double skin translucent panels. The property will have an internal eaves height of 6m.

The site will comprise a single 12,875 sq.ft unit with a large yard/car parking area to the front and side of the building. The price also includes 10% allowance for office specification as shown on the site plan.

### Price

£1,650,000 + VAT

### Tenure

Leasehold / Freehold

### Rental

£112,500 per annum + VAT

### Lease Terms

The premises will be available to lease for a minimum term certain of 5 years. The tenant will occupy on effective full repairing and insuring terms and will be responsible for the usual occupier's costs, to include business and water rates, electricity and gas.

A service charge will be levied to cover the costs of maintenance of the external areas, which will be shared between the tenants on a pro rata floor area basis.

### Rating

The unit will require rating assessment once complete.

### Money Laundering Regulations

Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser

### Services

All mains services (including gas) will be connected to the property. Heating and lighting details for the warehouse area are available on request.

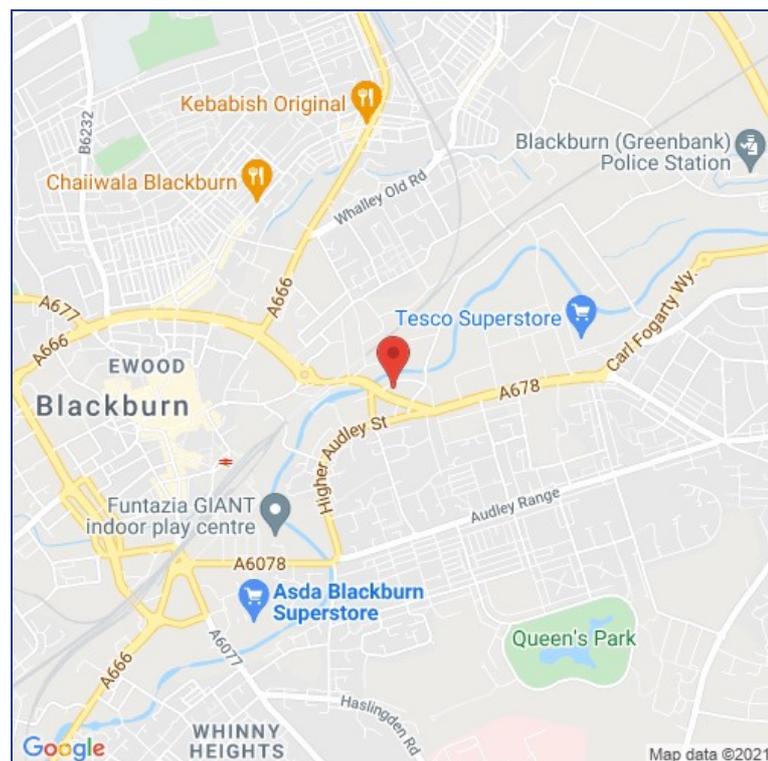
### Viewing

Strictly through sole agents

Taylor Weaver

(James Taylor)

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