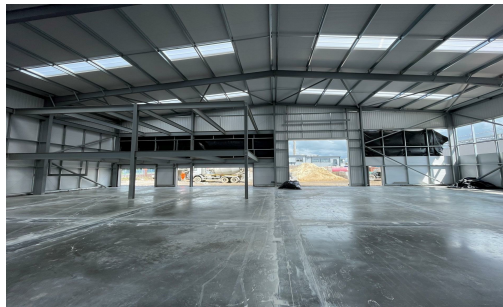


Omega, Glenfield Park, Philips Road, Blackburn, BB11 5RZ



## TO LET

Use - Industrial

Size - 11,500 - 73,500 Sq ft

Rent - On application

- High quality brand new industrial/warehouse units
- Available for occupancy Winter 2023
- Superb location, close to junction 6 of M65 motorway
- High bay eaves approximately 13 metres



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)

## Omega, Glenfield Park, Philips Road, Blackburn, BB11 5RZ

### Location

The property is situated within the established and popular Glenfield Business Park close to the A6119 (Blackburn outer ring road) which links directly to junction 6 of the M65 motorway.

### Description

Omega will provide high-quality, brand-new logistics and manufacturing units ranging in size from 11,500 sq.ft up to 73,500 sq.ft.

The units will feature the following specification:

- ~10m to 13.5 metre eaves height
- ~ Level access roller shutter loading doors
- ~ 5% Office content
- ~ Internal lighting
- ~ Three phase power
- ~ Steel portal frame clad in profile steel
- ~ Dedicated parking and loading

### Accommodation

The accommodation will be as follows:

Unit A	17,500 sq.ft
Unit B	14,000 sq.ft
Unit C	14,000 sq.ft
Unit D	14,000 sq.ft
Unit E	14,000 sq.ft

It is possible to combine these units to provide a total of 73,500 sq.ft.

Unit F	11,500 sq.ft
Unit G	11,500 sq.ft
Unit H	23,000 sq.ft

It is possible to combine these units to provide 46,000 sq.ft

Unit I	20,000 sq.ft
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### 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

A 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.

### Building Insurance

The landlord to insure the building and charge the premium to the tenant.

### Rating

To be assessed upon occupation

### Legal Costs

Each party is to be 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 available to the units

### EPC

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

### Planning

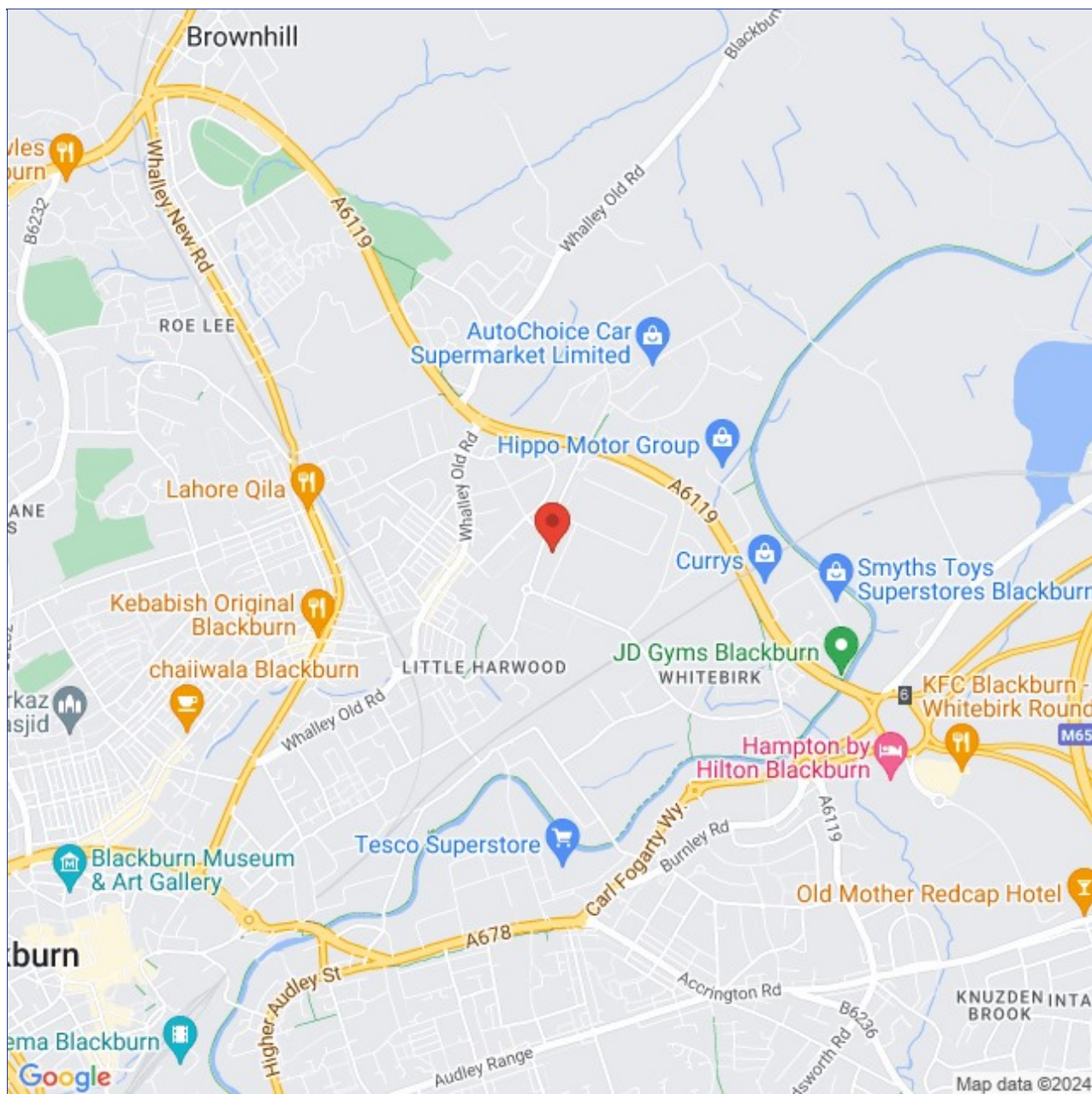
Industrial and warehouse uses are permitted within the development

### Viewing

Strictly through agents Taylor Weaver  
Neil Weaver MRICS  
Telephone: 01254 699030

or Caroline James  
Trevor Dawson





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