

Secure Compound, Carl Fogarty Way, Blackburn, BB1 3HJ

**TO LET**



## TO LET

Use - Commercial Land

Size - 1.33 Acres

Rent - £50,000 per annum, plus VAT.

- Available to lease immediately
- 1.33 acre secure compound
- Less than 0.2 miles from junction 6 of M65
- Lease to be granted without security of tenure



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## Secure Compound, Carl Fogarty Way, Blackburn, BB1 3HJ

### Location

The premises are situated fronting the newly constructed Carl Fogarty Way which is the main link road from junction 6 of the M65 motorway and Blackburn town centre.

Businesses in the surrounding area include CoolKit, McDonalds and the newly constructed Frontier Business Park which is home to businesses such as Fagan & Whalley, Staci, Starbucks and many others.

The M65 is the primary economic corridor through East Lancashire linking Blackburn with the M6 and M61 at Bamber Bridge and Preston to the south along with Burnley to the east.

### Description

The secure compound benefits from perimeter palisade fencing and gated access and is suitable for secure storage.

### Accommodation

The site extends to a total of 1.33 acres / 0.53 hectares.

### Rental

£50,000 per annum, plus VAT.

### Lease Terms

The property is available to lease by way of a new lease for a period of 3 years. The lease will be granted outside of the security of tenure of the Landlord and Tenant 1954 Act. Full details available on request.

### Rating

Details are available on request.

### Legal Costs

Each party is to be responsible for their own legal costs.

### Services

There are no services connected to the site.

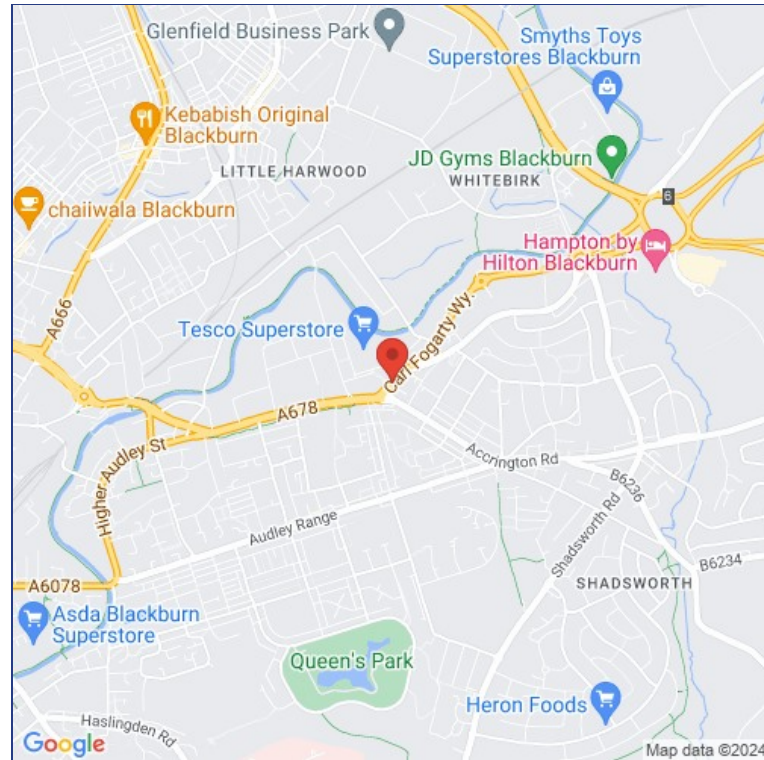
### Viewing

Strictly via agent, Taylor Weaver

James Taylor

Director

Tel: 01254 699 030



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