

## Sigma, Greenbank Technology Park, Challenge Way, Blackburn, BB1 5QB









# TO LET

Use - Industrial

Size - 2,000 - 8,000 Sq ft

Rent - From £10.00 per sq.ft.

- High quality brand new industrial/warehouse units
- Available for occupancy Summer 2023
- Superb location close to junction 6 of the M65 motorway
- Minimum eaves height 6 metres



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## Sigma, Greenbank Technology Park, Challenge Way, Blackburn, BB1 5QB

#### Location

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

## Description

Sigma will provide high quality industrial/warehouse units ranging in size from 2,000 sq.ft upwards. Units will feature the following specification:

- ~ Streel portal frame construction
- ~ Full height glazed corner elevations
- ~ 6 Metre eaves height
- ~ Electrically operated loading doors
- ~ Internal lighting
- ~ Parking and loading within landscaped grounds

#### Accommodation

Units from 2,000 sq.ft upwards.

#### Rental

From £10.00 per sq.ft.

#### **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 for the costs of landscaping, gritting in winter etc. Further details are available on request.

## **Building Insurance**

Landlord to insure the building and charge a premium to the tenant.

#### Rating

Each unit will require assessment upon occupation.

## **Legal Costs**

Each party is responsible for their own legal costs.

#### $\mathsf{VAT}$

VAT is applicable to figures quoted in these particulars.

### **Services**

It is understood that all mains services will be available to the units with the exception of gas.

#### **EPC**

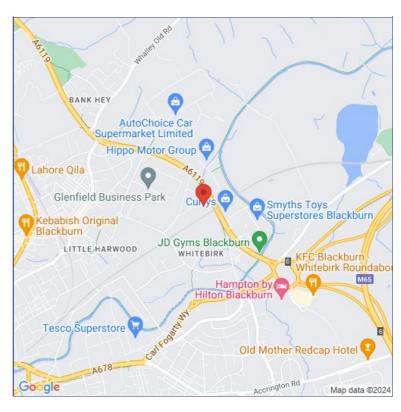
An EPC will be available on completion of the units.

## **Planning**

Industrial and warehouse uses permitted within the development.

## Viewing

Strictly via agent: Taylor Weaver Neil Weaver MRICS 01254 699 030



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