

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

TO LET



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

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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:

- ~ Steel 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.

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

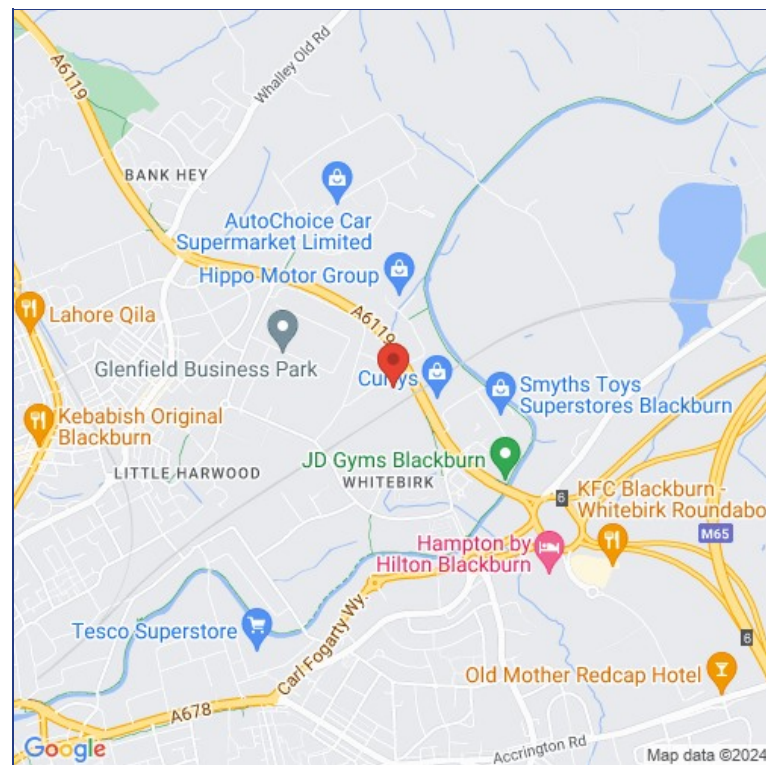
Industrial and warehouse uses permitted within the development.

Viewing

Strictly via agent: Taylor Weaver

Neil Weaver MRICS

01254 699 030



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.