

Unit 1 Clarendon Works, Clarendon Road, Blackburn , BB1 9SS

TO LET



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Use - Industrial, Miscellaneous

Size - 6,825 Sq ft

Rent - £26,000 per annum (NO VAT)

- 6,825 Sq.ft Workshop With Offices
- Close to Blackburn town centre
- Good location just off the A666 (Whalley New Road)
- Available immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

The premises are located off the A666 (Whalley New Road) in an established industrial/residential area on the edge of Blackburn town centre.

Junction 6 of the M65 motorway is approximately 2 miles from the subject premises (please see location plan included within these particulars).

Description

The property has been constructed on a steel portal frame with a mix of workshop and office accommodation. The offices are located towards the front of the building with a roller shutter door along the side elevation which leads directly into the workshop area.

The most recent tenant in the building was light manufacturing however it would suit various uses due to the open plan nature of the workshop area.

Access into the workshop is via an electronically operated roller shutter door. The building would not be suitable for HGV/Arctic vehicular access.

Accommodation

The property has been measured on a gross internal area basis.

Workshop/Storage Area	4,500 sq.ft
Office Accommodation	2,325 sq.ft
Total	6,825 sq.ft

Rental

£26,000 per annum (NO VAT)

Lease Terms

The property is available to lease on an FRI basis for a minimum period of 3 years.

Building Insurance

Landlord will insure the building and recharge to the tenant. Further details available on request.

Rating

Available on request.

Legal Costs

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

Services

All mains services are connected to the property including 3-phase electricity.

Viewing

Strictly via sole agent Taylor Weaver

James Taylor

Director

Tel: 01254 699 030

