

Unit 1, Greenbank House, Gladstone Street, Blackburn, BB1 3ES



TO LET

Use - Industrial

Size - 5,531 Sq ft

Rent - £30,000 per annum plus VAT

- Fully Refurbished Warehouse Unit
- Available from December 2023
- Good access to M65



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

The premises are located on Gladstone Street, which is an established commercial area, with a large variety of different businesses located in the immediate vicinity.

The property sits approximately two miles north-east of Blackburn town centre and approximately one mile from Junction 6 of the M65 motorway.

Gladstone Street leads directly onto the A678 (Copy Nook), which in turn leads directly onto Blackburn's main inner ring road, Barbara Castle Way.

Description

The property comprises a recently refurbished industrial building with yard. It is of steel portal frame construction with steel clad walls and roof, incorporating translucent roof panels and concrete floors.

The property has a minimum eaves height of 10ft and benefits from access via two roller shutter doors on each gable end of the unit.

Externally the property benefits from a shared parking/yard area.

Accommodation

We have calculated that the premises has a gross internal area of 5,531 sq.ft (514 sq.m)

Rental

£30,000 per annum plus VAT

Lease Terms

The premises are available to lease on full repairing and insuring terms for a minimum period of 3 years. The tenant to be responsible for the usual occupier's costs, to include business and water rates and electricity.

Building Insurance

The Landlord to insure and charge back to the tenant. Further details on request

Rating

It is understood that the property has a Rateable Value of £21,750 with rates payable of approximately £10,875.

Legal Costs

Each party to be responsible for their own legal costs

VAT

VAT may be applicable to figures quoted in these details

Services

All mains services, with the exception of gas, are connected to the property. The unit also benefits from a large amount of available power, with up to 1000 KVA available to the unit.

EPC

An EPC is available on request

Viewing

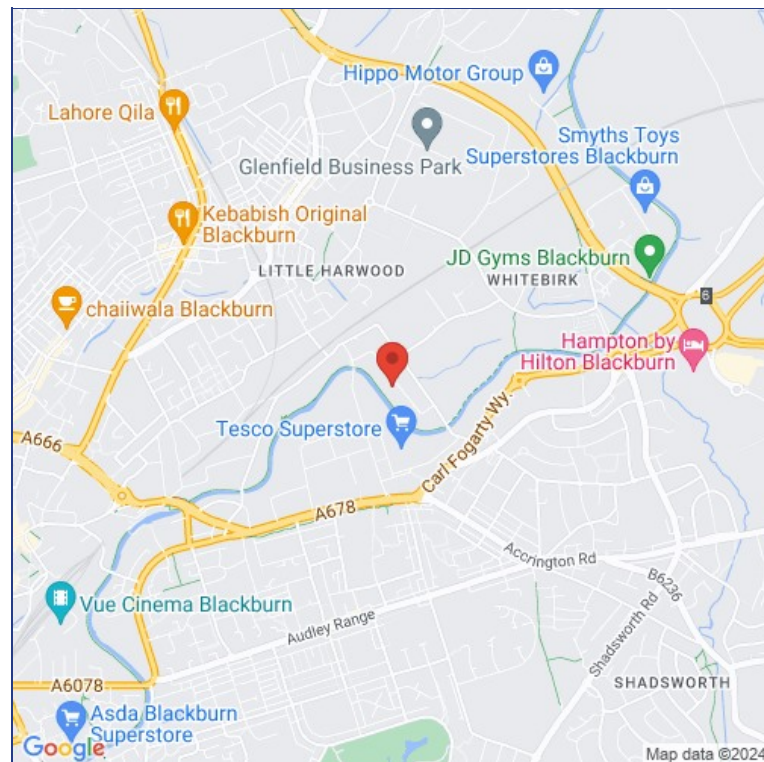
Strictly through agents

Taylor Weaver

(Neil Weaver MRICS)

01254 699030

neil@taylorweaver.co.uk



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: info@taylorweaver.co.uk

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