

Unit 2, Clarendon Works, Clarendon Road, Blackburn, BB1 9SS

**TO LET**



# TO LET

Use - Industrial, Office

Size - 3,475 Sq ft

Rent - £15,000 per annum (NO VAT).

- Offices and Workshop with Private Yard
- Rental - £15,000 per annum (NO VAT)
- Available immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Unit 2, Clarendon Works, Clarendon Road, Blackburn, BB1 9SS

### 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

Unit 2 Clarendon Road Works is a detached workshop with office accommodation and a private yard towards the rear. It has been found to be in a reasonable state of repair.

The offices are separated into a series of smaller, private rooms with air conditioning throughout, suspended ceilings and carpeted floors. There is also the benefit of w/c and kitchen facilities.

Towards the rear of the building there is an open plan workshop underneath a northlight style roof which again has been found to be in good condition. This is accessed via the private road to the side of the building, which leads onto a relatively large tarmac surfaced yard area which is accessed via a double opening pedestrian door.

### Accommodation

We have measured the property on a gross internal area basis as follows:

Offices	2,531 sq.ft
Workshop	944 sq.ft
Total	3,475 sq.ft

### Rental

£15,000 per annum (NO VAT).

### Lease Terms

Available by way of a new FRI lease for a minimum period of 3 years.

### Building Insurance

Landlord to be responsible for insuring the building and will recharge to the tenant. Further details are available on request.

### Rating

Available on request.

### Legal Costs

Each party to be responsible for their own legal costs.

### Services

All mains services are connected to the property.

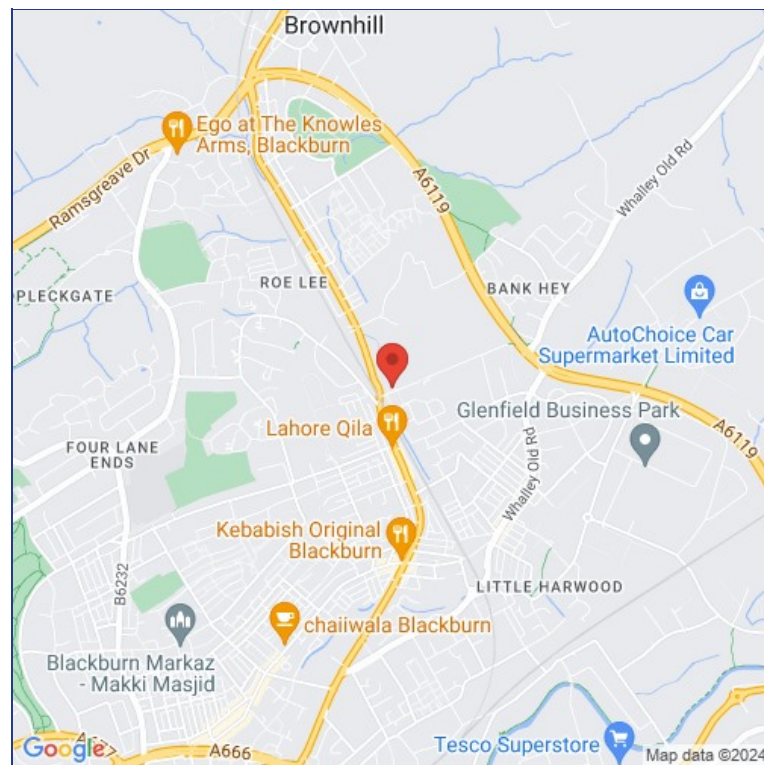
### Viewing

Strictly via sole agent Taylor Weaver

James Taylor

Director

Tel: 01254 699 030



[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030



Email: [info@taylorweaver.co.uk](mailto: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.