

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

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## 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

