

TAYLOR WEAVER

CHARTERED SURVEYORS

Unit 2, Lions Drive, Blackburn, BB1 2QS



LET

Quality Modern Industrial/Warehouse Unit
6,180 sq.ft (including mezzanine) 574.12 sq.m

- Established industrial location
- Close to Junction 5 of M65

Location

The property is situated on the established Shadsworth Business Park, situated next to Junction 5 of the M65 motorway on the edge of Blackburn.

The property occupies a prominent location with frontage to Lions Drive, just off the Beehive Roundabout.

Description

The property comprises a modern steel portal frame industrial/warehouse unit with offices extending to 6,180 sq.ft.

The property has an eaves height of around 6m and has the benefit of offices, WC facilities and mezzanine floor.

Externally there is a car park with loading and turning areas.

Accommodation

The accommodation is arranged as follows :

Ground Floor	Workshop/warehouse area (including offices and ancillary WC facilities)	4,220 sq.ft	392.19 sq.m
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Mezzanine	Storage (including office)	1,960 sq.ft	182.16 sq.m
Total		6,180 sq.ft	574.35 sq.m

Services

It is understood that all mains services are available to the premises, including 3 phase power.

Rating

From the Valuation Office Agency rating list, as published on the internet, we are advised that the property is assessed at rateable value £20,750

Business rates payable is likely to be in the region of £10,375. Further details on request.

Lease Terms

The premises are available by way of a new lease on full repairing terms for a minimum period of 5 years.

The rent is to be paid quarterly in advance. The rent is exclusive of the costs of occupation, which include business and water rates, electricity and gas.

Insurance

The landlord will insure the premises and charge the premium to the tenant.

Energy Performance Certificate

An Energy Performance Certificate is available on request.

VAT

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RICS

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Central Lancs Office: Suite A10 Arundel House, Ackhurst Business Park, Chorley, PR7 1NY

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The rent is subject to VAT at the prevailing rate.

Rental

£30,000 per annum.

Availability

The premises are available for immediate occupation.

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

Planning

The property has planning consent for its existing use as a warehouse and distribution centre with some ancillary manufacturing.

It is recommended that interested parties contact the Local Planning Authority to discuss their proposed use in greater detail.

Viewing

Strictly through agents

Taylor Weaver

(Neil Weaver)

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