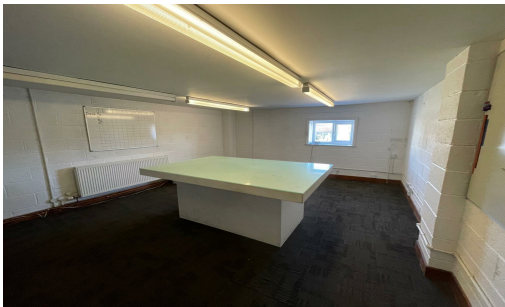


Unit 7, Point 65 Business Centre, Greenbank Road, Blackburn, BB1 3EA

TO LET



TO LET

Use - Industrial

Size - 2,258 Sq ft

Rent - £19,500 per annum.

- Modern End Terraced Industrial Unit with Offices
- Easy access to the national motorway network
- Large shared yard



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

Unit 7, Point 65 Business Centre, Greenbank Road, Blackburn, BB1 3EA

Location

The premises are conveniently located just off Greenbank Road which connects to the A6119, Whitebirk Drive, which in turn links to junction 6 of the M65 motorway.

This is an established industrial location with other occupiers in the vicinity including Precision Polymer Engineering, Bliss Distribution Limited, The Range and Lancashire Constabulary.

Description

The property comprises a modern end terraced industrial/warehouse/trade counter unit.

It is of steel portal frame construction with brick built walls to a height of around 2 metres with insulated steel profile cladding above and to the roof, including double skin translucent roof panels.

Access to the unit is provided by a roller shutter door and personnel door to the front.

Internally the property has a solid concrete floor, blockwork inner wall, minimum internal eaves height of around 18 feet and lighting throughout the warehouse.

At the front of the property is a two-storey office providing a mixture of open plan and private office accommodation and there are welfare facilities at the rear of the building.

A mezzanine floor has been constructed to the rear providing additional storage accommodation.

Externally there is a large concrete surface car park shared with other tenants within the development.

Accommodation

We have calculated the gross internal area of the premises to be as follows:

Ground Floor	Office	294 sq.ft
	Warehouse	1,670 sq.ft
First Floor	Office	294 sq.ft
Total		2,258 sq.ft

Rental

£19,500 per annum.

Lease Terms

The property is available by way of a new lease for a minimum period of 5 years.

The lease will be held on full repairing and insuring terms with tenant responsible for the usual occupier costs to include business and water rates, electricity and gas.

Service Charge

A service charge may be levied on occupiers within the development. It is understood that this will be £250 plus VAT

Building Insurance

The landlord to insure the property and charge the premium to the tenant. The premium is £700 plus VAT

Rating

The property has a ratable value of £10,000.

Eligible businesses may be able to claim full business rates relief. Further details on request.

Legal Costs

Each party to be responsible for their own legal costs.

VAT

VAT is applicable to figures quoted in these particulars.

Services

All mains services are available to the property.

The property benefits from three-phase electricity, gas central heating to the offices and gas space heating to the warehouse (not currently connected).

EPC

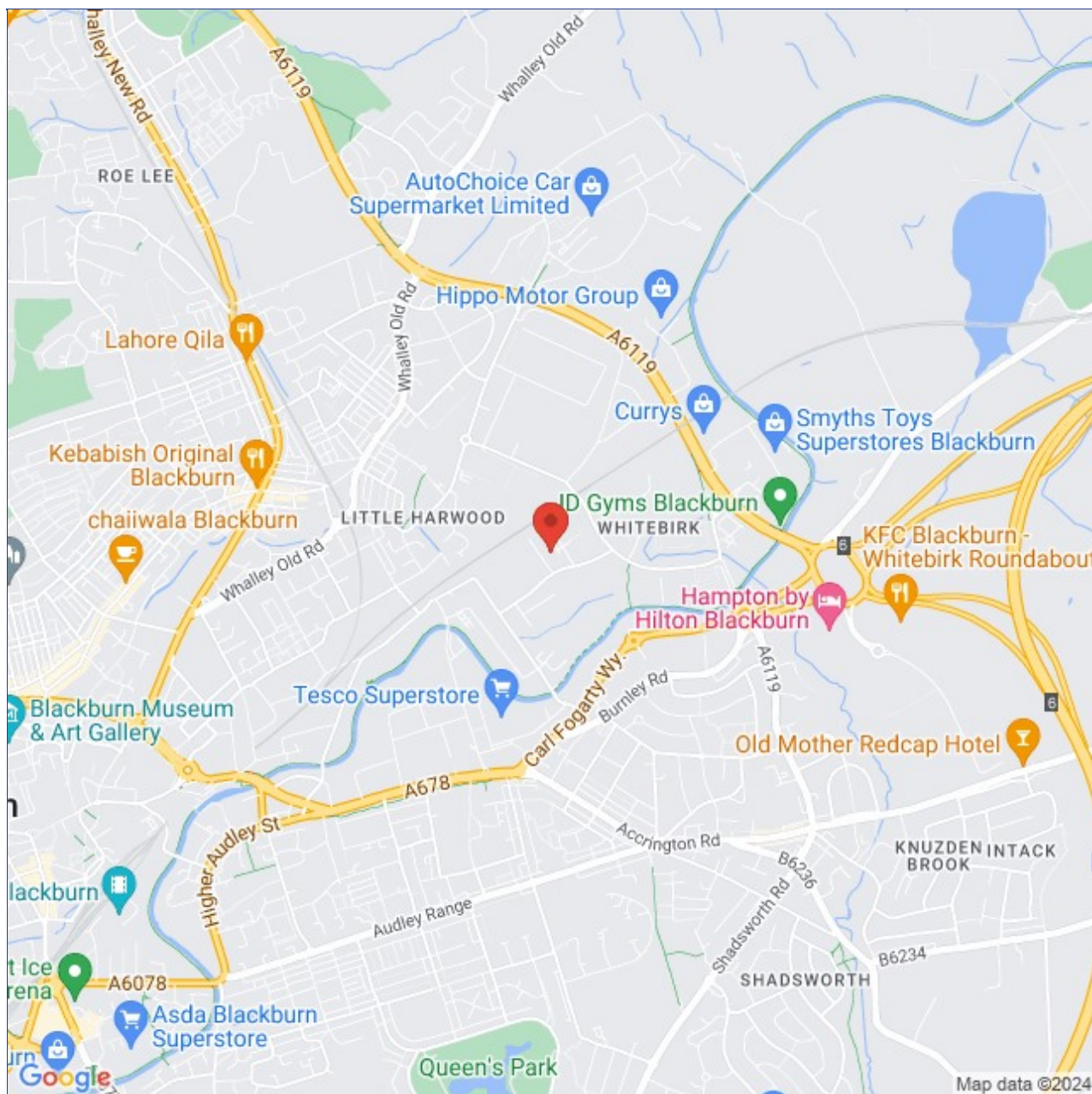
An EPC is available on request.

Viewing

Strictly via sole agent, Taylor Weaver

Neil Weaver MRICS

Tel: 01254 699 030



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: 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.