

Bridgewater House, Carl Fogarty Way, Blackburn, BB1 3AY



## FOR SALE or TO LET

Use - Office, Retail, Miscellaneous, Leisure

Size - 42,540 Sq ft

Rent - Rent on application.

Price - Price on application.

- TO LET / MAY SELL
- Brand New 42,540 Sq. Ft Office, Showroom, or Mixed-Use Property
- Prominent Gateway Location – Key entrance to Blackburn town centre
- Exceptional Quality – Finished to an extremely high specification
- Flexible Use – Suitable for a variety of purposes (subject to planning)



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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## Bridgewater House, Carl Fogarty Way, Blackburn, BB1 3AY

### Location

The property is prominently positioned on Carl Fogarty Way, the main link road connecting Junction 6 of the M65 motorway to Blackburn town centre. Both the motorway and town centre are conveniently located approximately 1km from the premises.

The surrounding area is home to major businesses including Tesco Superstore (immediately behind the property), Lidl, Coolkit, and Training 2000. Nearby, Furthergate Industrial Estate hosts leading companies such as Graham & Brown, reinforcing the area's reputation as a prime business destination.

### Description

This newly constructed showroom spans three levels (see accommodation schedule for detailed area breakdown) and is available either as a custom-finished space tailored to the occupier's requirements or in a shell finish for complete flexibility.

The property features a predominantly glazed façade with floor-to-ceiling windows, providing exceptional natural light and a contemporary aesthetic. A spacious ground-floor atrium creates an impressive entrance, offering a bold first impression.

The lower ground floor is accessible via four electrically operated roller shutter doors, which can be converted to glazed entrances if preferred. Internally, the space features a solid concrete floor and a completely open-plan layout, allowing for full customisation to meet specific business needs.

Further details on the building's specification are available upon request.

### Accommodation

The property has been measured on a Gross Internal Area (GIA) basis as follows:

Lower Ground Floor	15,700 sq.ft
Ground Floor	15,700 sq.ft
First Floor	11,140 sq.ft
Total	42,540 sq.ft

A detailed accommodation schedule is available upon request.

### Price

Price on application.

### Tenure

Leasehold/Freehold.

### Rental

Rent on application.

### Lease Terms

Available by way a new FRI lease for a term to be agreed.

### Legal Costs

Each party is to be responsible for their own legal costs.

### Rating

Unit to be assessed upon completion of the build. Further details available on request.

### EPC

An EPC assessment will be carried out upon completion of the build. The property is targeting an EPC rating of A, reflecting its high energy efficiency standards.

### Availability

Available Q2/3 2025.

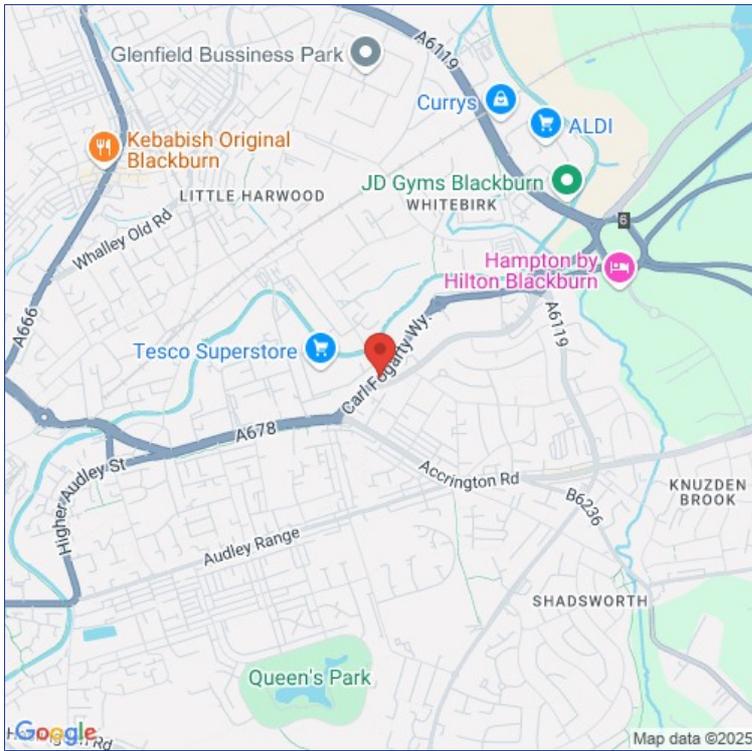
### Services

All mains services will be available to the property.

### Viewing

Strictly via sole agent Taylor Weaver  
James Taylor  
Director  
Tel: 01254 699 030

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