

## C2 Momentum at Blackburn, Roundhouse Way, Blackburn, BB1 2NG



## FOR SALE or TO LET

Use - Industrial

Size - 1,000 Sq ft

Rent - £14,000 per annum.

Price - Offers in excess of £210,000 plus  
VAT

- Brand New Business Unit
- Excellent location next to junction 5 of the M65 motorway
- Established business area



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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### Location

The units are situated on the newly developed Momentum at Blackburn business park located just off Roundhouse Way on Haslingden Road, close to the junction with Blackamoor Road and within 400 yards of junction 5 of the M65 motorway.

### Description

The property comprises a modern industrial/business unit of steel frame construction with brickwork walls and insulated profile cladding to both walls and roof which incorporates double skin translucent roof panels above.

Access to the unit will be via a manual roller shutter door and internally it will have the benefit of a solid concrete floor, windows at first floor level and w/c / amenity facilities.

Allocated parking is available to the front of the unit.

### Accommodation

The units extends to 1000 sq.ft.

### Price

Offers in excess of £210,000 plus VAT

### Tenure

Long leasehold for 999 years at a nominal ground rent

### Rental

£14,000 per annum.

### Lease Terms

The property is available by way of a new lease for a minimum period of 3 years on FRI terms.

### Service Charge

A service charge will be levied on occupier within the development. Further details are available on request.

### Deposit

Subject to status a deposit equating to approximately 3 months rent will be required.

### Legal Costs

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

### Rating

The unit will require assessment upon occupation.

### EPC

An EPC will be available on request.

### VAT

VAT is applicable to figures quoted in these particulars.

### Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

### Services

With the exception of gas all mains services will be available to the property. A single phase of electricity will be provided.

### Planning

E(G)(iii) Industrial processes will be permitted. Other uses may be considered, further information is available on request.

### Viewing

Strictly via sole agent Taylor Weaver  
Neil Weaver MRICS  
Tel: 01254 699 030

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