

C5 Momentum at Blackburn, Roundhouse Way, Blackburn, BB1 2NG

**TO LET**



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Use - Industrial, Office

Size - 1,030 Sq ft

Rent - £14,000 per annum.

- Brand New Business/Light Industrial Unit
- Excellent location next to junction 5 of the M65 motorway
- Frontage to Haslingden Road
- Competitive rent
- Three phase power



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## C5 Momentum at Blackburn, Roundhouse Way, Blackburn, BB1 2NG

### Location

The unit is 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 feature glass double doors and internally the unit will have the benefit of a solid concrete floor, three phase power, windows at first floor level and w/c / amenity facilities.

Allocated parking is available to the front of the unit.

### Accommodation

The unit extends to 1,030 sq.ft.

### 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 occupiers within the development. Further detail are available on request.

### Deposit

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

### Rating

To be assessed upon occupation.

### Legal Costs

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

### VAT

VAT is applicable to figures quoted in these particulars.

### Services

With the exception of gas all mains services are available to the property.

A 3 phase electricity supply will be provided.

### EPC

An EPC will be available on request.

### Planning

Light 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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