

Gamma, Greenbank Way, Blackburn, BB1 3EA

**TO LET**



## TO LET

Use - Industrial

Size - 2,500 - 132,000 Sq ft

Rent - On application.

- High quality brand new industrial/warehouse units
- Available for occupation Winter 2023
- Superb location close to junction 6 of the M65 motorway



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

Telephone: 01254 699030

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## Gamma, Greenbank Way, Blackburn, BB1 3EA

### Location

The development is situated within the established and popular Greenbank Business Park close to junction 6 of the M65 motorway.

### Description

Gamma will provide high quality brand new industrial/warehouse units ranging in size from 2,500 sq.ft up to 132,000 sq.ft.

The units will feature the following specification:

- ~ Eaves height from 6.3 metres for units 5-9 and 13.9 metres for units 1-4
- ~ Dock level and drive in loading facilities
- ~ 5% office content with feature office glazed windows
- ~ Concrete yard with dedicated parking
- ~ Internal lighting
- ~ Three phase power

### Accommodation

The accommodation will be arranged as follows:

Unit Size (sq.ft)	
1-4	from 26,500 - 132,000 sq.ft
5-9	from 2,500 to 6,000 sq.ft

### Rental

On application.

### Lease Terms

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

### Service Charge

Service charge will be levied on occupiers within the development to cover the costs of landscaping, gritting in winter etc. Further details are available upon request.

### Rating

Each unit will require assessment on occupation.

### Legal Costs

Each part is responsible for their own legal costs.

### VAT

VAT is applicable to figures quoted in these particulars.

### Services

It is understood that all mains services with the exception of gas will be provided to the units.

### EPC

An EPC will be available on completion of the units. Further information can be obtained upon request.

### Planning

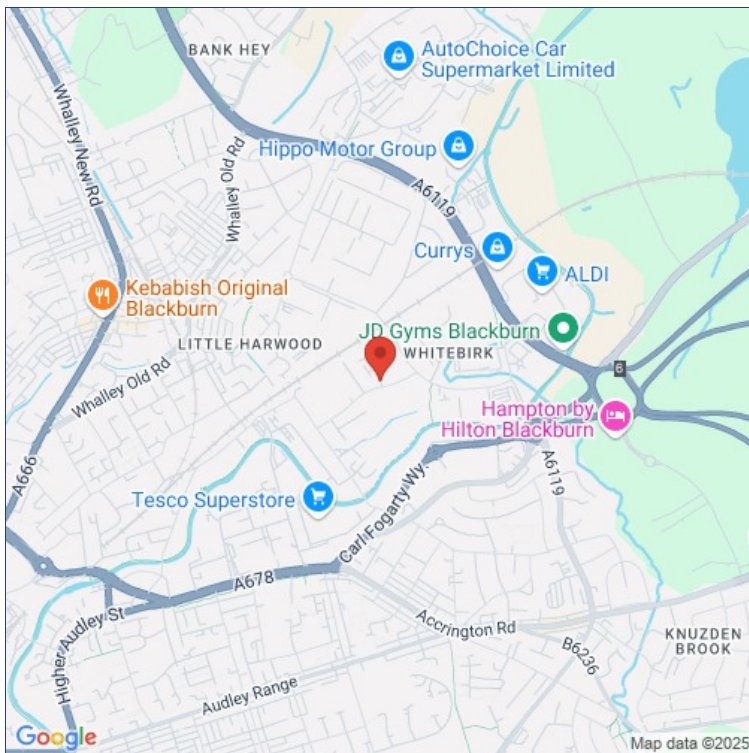
Industrial and warehouse uses are permitted within the development.

### Insurance

Landlord to insure the property and charge a premium to the tenant. Further details on request.

### Viewing

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

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