

Unit 1b Mill Bank Business Park, Lower Eccleshill Road, Lower Darwen, Blackburn,
BB3 0SN



FOR SALE or TO LET

Use - Industrial, Miscellaneous, Leisure

Size - 2,500 Sq ft

Rent - £25,000 per annum, plus VAT

Price - Offers in excess of £350,000.

- Brand New Industrial Unit
- Next to J4 M65 motorway
- High quality accommodation



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

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Location

The development is located at the junction of Paul Rink Way, Greenbank Terrace and Lower Eccleshill Road in an established commercial area to the south of Blackburn.

Neighbouring occupiers including Brewers Fayre / Premier Inn, Bestway Cash and Carry, Canopies UK and Wheelbase Engineering.

Access to the M65 motorway is via Junction 4 which lies within 800m

Description

Millbank Business Park comprises a series of high quality industrial and warehouse units.

Unit 1b will provide the following specification:

- ~ Steel portal frame construction
- ~ Minimum eaves height of 6m
- ~ Solid concrete floor (50 KN per sq.m)
- ~ Electric sectional up and over door
- ~ WC facilities

To the front of the property is a shared loading and parking area.

Accommodation

The gross internal area of the property will be 2,500 sq.ft

Price

Offers in excess of £350,000.

Tenure

To be confirmed

Rental

£25,000 per annum, plus VAT

Lease Terms

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

The incoming tenant will occupy the property on a full repairing and insuring basis and be responsible for the usual occupier's costs, to include business & water rates, electricity and gas.

Service Charge

To be confirmed

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction

Rating

The property has yet to receive an assessment for rating purposes but we would expect the Rateable Value to be in the region of £15-17,000. Further information on request.

EPC

An EPC will be available on completion of the unit

VAT

VAT is applicable to figures quoted in these particulars

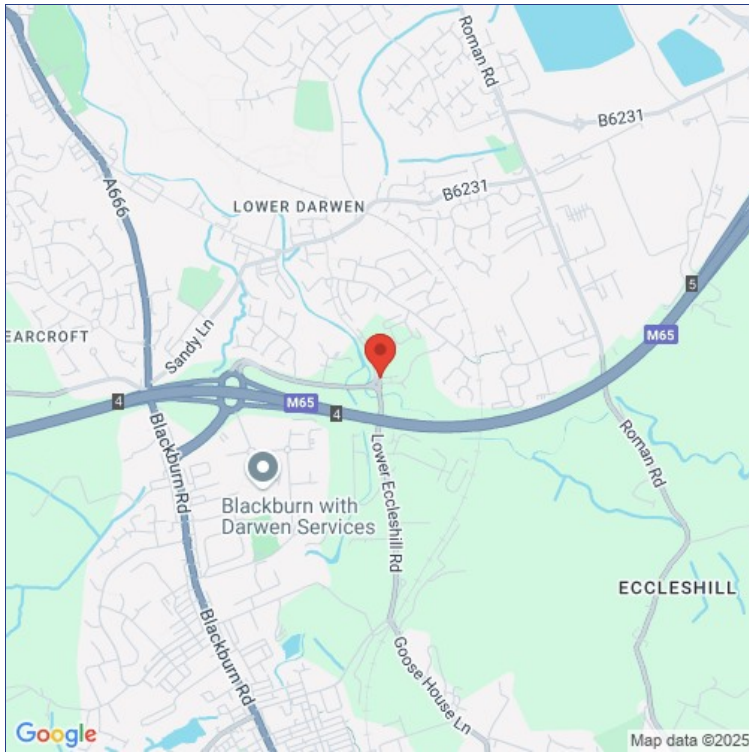
Services

All mains services will be connected to the property

Viewing

Strictly through agents
Taylor Weaver
(Neil Weaver)
01254 699030
neil@taylorweaver.co.uk

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