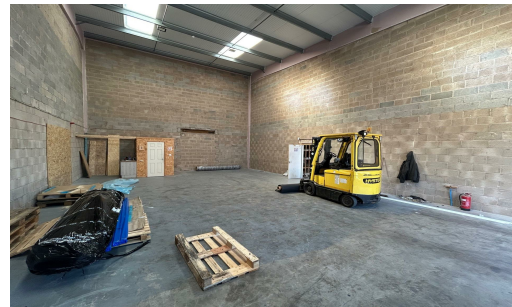
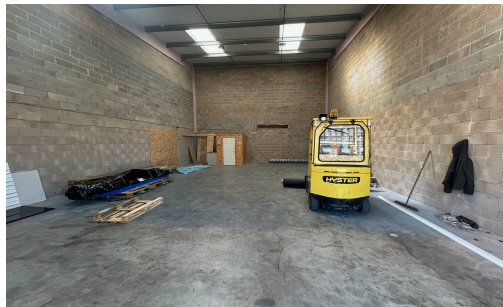


Unit 2 Gorse Street Industrial Park, Gorse Street, Blackburn, BB1 3EE

**TO LET**



## TO LET

Use - Industrial

Size - 1,200 Sq ft

Rent - £12,000 per annum. + VAT

- Separate Modern Industrial / Business Units
- Finished to high specification
- Close to Blackburn town centre
- Immediately adjacent to Tesco Superstore
- Access from the new link road Carl Fogarty Way (A678)



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)

## Unit 2 Gorse Street Industrial Park, Gorse Street, Blackburn, BB1 3EE

## Location

The premises are located just off the newly constructed Carl Fogarty Way, which links Gorse Street and Junction 6 of the M65, which is less than one mile away.

Tesco Superstore is located directly adjacent to the site.

The immediate vicinity is predominantly commercial uses, with a number of different businesses located there.

Blackburn town centre is approximately one mile from the site.

There is access via the A678 (Copy Nook), which leads directly onto Blackburn's main ring road (Barbara Castle Way)

## Description

The units are constructed on a steel portal frame with insulated profile steel cladding to both walls and a mono pitched roof, including translucent roof panels.

Double glazed aluminum framed glazing is present to both ground floor and floor levels.

Internally the units benefit from a solid concrete floor, blockwork internal walls and access via 5m wide x 5m high electrically operated roller shutter doors.

Each unit is finished with a small kitchenette and WC facilities at the rear of the unit.

## Accommodation

Unit	Ground floor	Rent pa (plus VAT)
2	1,200 sq. ft.	£12,000

\*\* Please see floor plans and site plans which show layout \*\*

## Tenure

Leasehold

## Rental

£12,000 per annum. + VAT

## Lease Terms

The units are available to let on full repairing and insuring terms for a minimum period of 3 years

## Service Charge

A service charge will be levied on tenants. We are estimating that this will equate to 50p per sq.ft. This figure is to be confirmed on completion of the build.

## Building Insurance

Landlord to insure the building and recharge to the tenant. Figures to be confirmed.

## Rating

Each unit will be separately assessed upon completion of the build. Further details available on request.

## Legal Costs

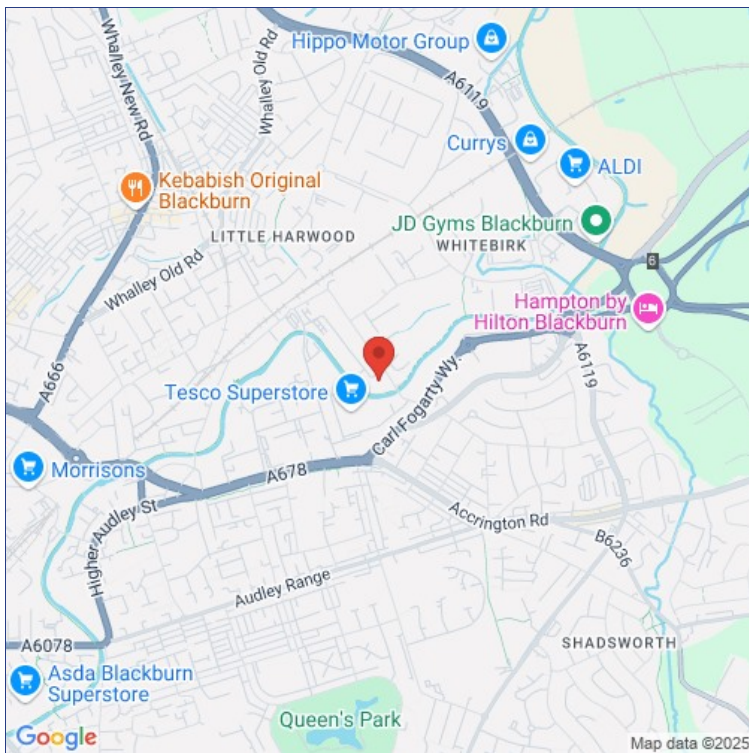
Each party to be responsible for their own legal costs

## Services

All mains services with the exception of gas will be available, including 3 phase power.

## Viewing

Strictly through sold agents  
Taylor Weaver  
(James Taylor)  
01254 699030

**Unit 2 Gorse Street Industrial Park, Gorse Street, Blackburn, BB1 3EE**

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

Telephone: 01254 699030



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

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.