

Unit 3 Waterfall Mill, Queen Victoria Street, Blackburn, BB2 2QG

TO LET



TO LET

Use - Industrial

Size - 14,191 Sq ft

Rent - £50,000 pa

- Workshop/Warehouse with Large Yard
- Established industrial location
- Upgrading works on going
- Good access to M65



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

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Location

The property is located in a highly accessible position, being approximately 1.5 miles southwest of Blackburn town centre, making it convenient for businesses and clients in the urban core. The site is located within an established industrial area, offering robust connectivity to surrounding commercial and residential zones.

The facility is well-positioned for transportation links, with easy access to the M65 motorway, located about 2.5 miles away. This proximity to the motorway provides excellent regional connectivity to Preston, Burnley, and beyond.

The surrounding area features a mix of industrial and commercial enterprises, with adequate road infrastructure for handling heavy vehicles and equipment associated with container and waste management services.

Description

The property comprises an industrial building with yard extending to 14,191 sq.ft

It is of brick construction under a traditional northlight roof. A more modern extension has been added being of brick construction under a mono pitched steel profile roof supported on steel beams.

Externally there is a car park to the front the offices and a large yard to the rear, accessed off Amberley Street.

Accommodation

The accommodation is as follows:

Ground Floor	Offices	289 sq.ft
First Floor	Offices	759 sq.ft
Lower Ground Floor	Stores	709 sq.ft
	Northlight 1	5,682 sq.ft
	Northlight 2	2,880 sq.ft
	Modern shed	3,583 sq.ft
TOTAL		14,191 sq.ft

Rental

£50,000 pa

Lease Terms

The property is available by way of a new lease for 5 years on FRI terms

Rating

The property has a Rateable Value of £22,500

Legal Costs

Each party to pay their own legal expenses

VAT

May be applicable

Services

With the exception of gas, all mains services are available.

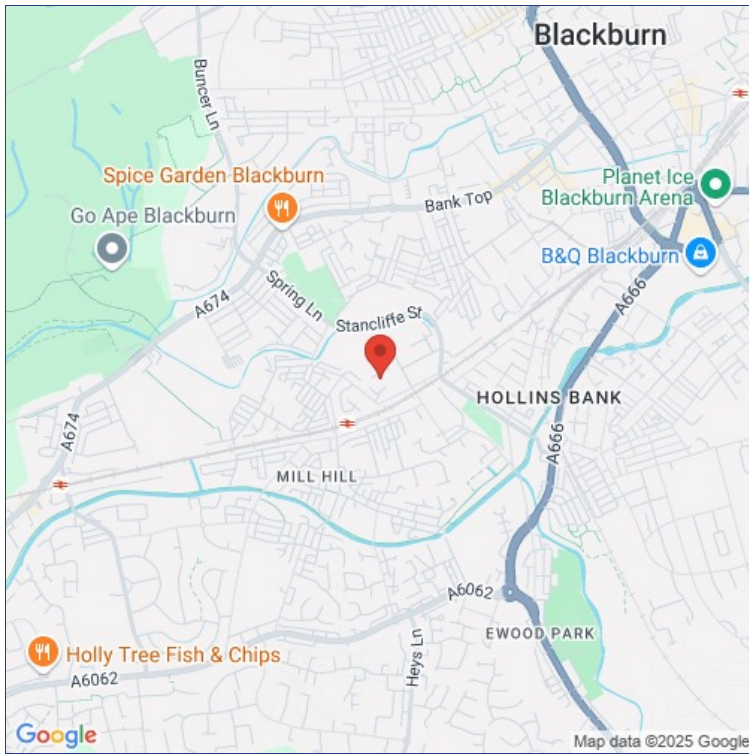
EPC

Available on request

Viewing

Strictly through Sole Agents
Taylor Weaver
Neil Weaver MRICS
01254 699030

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