

Whitebirk Enterprise Centre, Lower Philips Road, Blackburn, BB1 5UD

**TO LET**



## TO LET

Use - Industrial

Size - 1,825 - 3,000 Sq ft

Rent - From £14,600 pa

- Industrial/Warehouse Units
- Easy access to J6 of M65
- Competitive terms
- To be refurbished



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## Whitebirk Enterprise Centre, Lower Philips Road, Blackburn, BB1 5UD

### Location

The premises are conveniently located off Lower Philips Road, close to its junction with Crofthead Road and Philips Road, in an established industrial area, approximately 2 miles north east of Blackburn town centre.

The property has easy access to the M65 motorway (Junction 6), which lies within 0.5 mile of the property.

### Description

Whitebirk Enterprise Centre comprises a parade of modern industrial units positioned on this popular development.

The units are constructed on a steel portal frame, with brick and metal clad elevations and insulated steel profile roof, including translucent roof panels.

Access to the units is via a roller shutter doors

Internally they have an open plan layout, but also to include single WC and small office.

The units are in the process of being refurbished, further details on request.

Externally there is ample parking and loading available on a shared concrete yard fronting the property.

### Accommodation

The following units are available:

Unit	Size	Rent	Rateable Value
3	1,825 sq.ft	£14,600 pa	£7,000
7	3,000 sq.ft	£24,000 pa	£9,900

Unit 7 has the benefit of a secure yard.

Additional yard space is available.

### Rental

From £14,600 pa

### Lease Terms

The premises are available by way of a new tenancy for a minimum period of 3 years, with the ingoing tenant to occupy the property on full repairing and insuring terms and to be responsible for the usual occupier's costs to include business and water rates and electricity.

### Service Charge

The service charge is £0.35 p per sq.ft

### Building Insurance

The building insurance is £0.35 p per sq.ft

### Rating

See schedule above, but it appears that eligible occupiers will benefit from small business rates relief. Further details on request.

### Legal Costs

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

### VAT

VAT is applicable

### Services

All main services are connected to the property.

### EPC

An EPC is available on request

### Excluded Uses

Uses associated with the motor trade will not be allowed

### Viewing

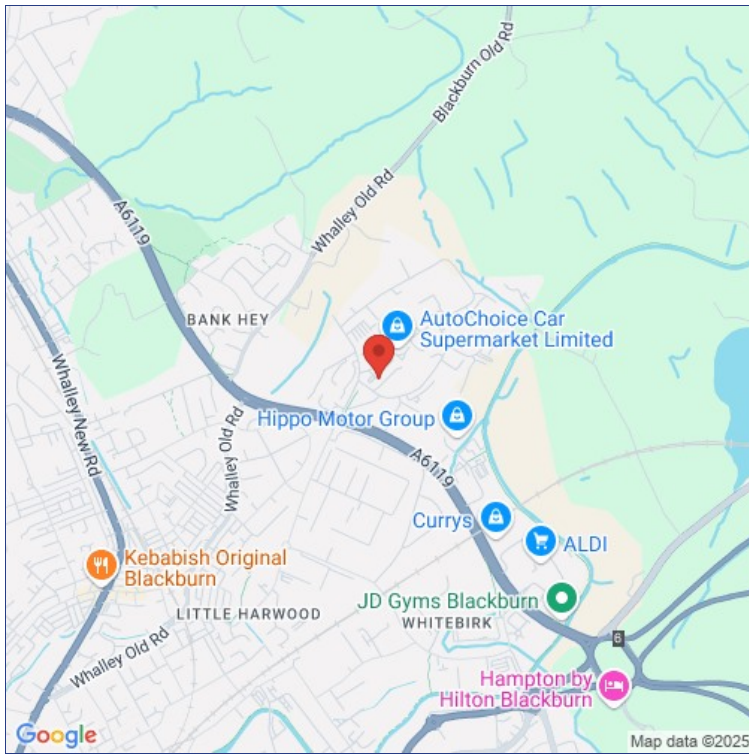
Strictly through sole agents

Taylor Weaver

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