

C4 Hulme Court, Commercial Road, Blackburn Interchange, Darwen, BB3 0FE

**TO LET**



## TO LET

Use - Industrial, Retail

Size - 4,150 Sq ft

Rent - On application

- Modern High Quality Industrial Unit With Mezzanine Floor
- Established trade counter location
- Easy access to Junction 4 M65 motorway
- Competitive terms



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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### Location

The premises are situated on the popular Blackburn Interchange Business Park development adjacent to Junction 4 of the M65 motorway, with excellent access to both Blackburn and Darwen.

Neighbouring occupiers include Arco, Screwfix, Blackburn Service Station a Travelodge hotel and McDonalds restaurant

### Description

The property comprises a modern high quality end terraced trade counter unit of steel portal frame construction with insulated steel profile cladding to both walls and roof, including double skin translucent roof panels.

The unit benefits from a mezzanine floor providing additional trade, retail and storage space, serviced by two staircases and a platform lift.

It has the benefit of a suspended ceiling with numerous spot lights, carpeted floors and access is provided by a roller shutter door with glass display front behind, together with numerous personnel doors

Externally there is parking to the front and rear, together with ample loading and turning areas.

### Accommodation

We have calculated the gross internal area of the property to be 4,150 sq.ft split equally between the ground and mezzanine floor

### Rental

On application

### Lease Terms

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

### Service Charge

A service charge is levied on occupiers of the premises to cover maintenance of the external areas, landscaping, grit bins, external lighting, etc. Full details on request, although it is anticipated the service charge will be in the region of £1000 pa reviewed annually.

### Building Insurance

The management company insure the building and charge back. It is understood that the current insurance premium is in the region of £500 pa reviewed annually.

### Rating

It is understood that the property will require re-assessment upon occupation. Further details on request.

### Legal Costs

Each party to be responsible for their own legal costs

### VAT

VAT is applicable to figures quoted in these particulars

### Services

It is understood that all mains services are available to the property.

### EPC

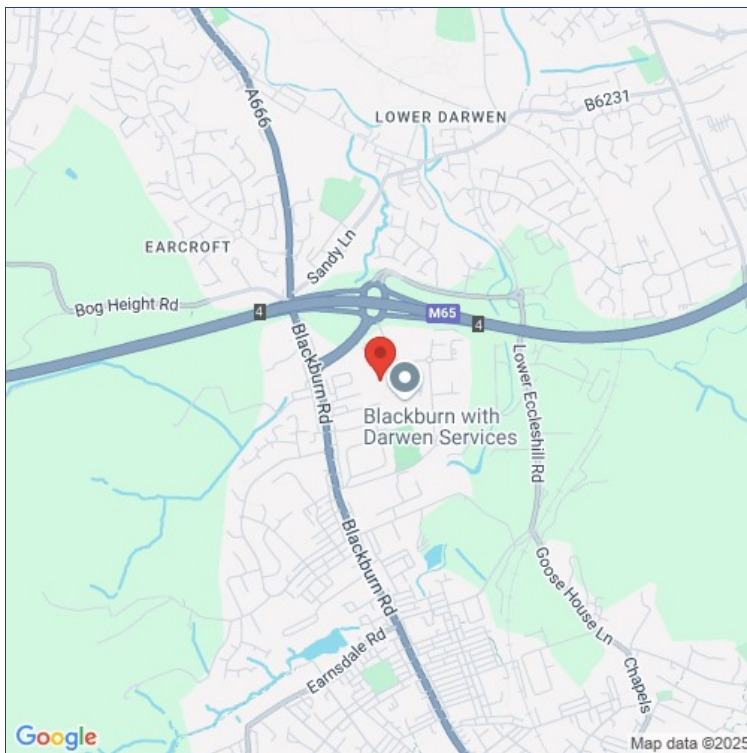
An EPC is available on request

### Planning

The property would be suitable for most trade counter industrial and warehouse uses. Interested parties are recommended to contact the planning department of Blackburn with Darwen Borough Council.

### Viewing

Strictly through agents  
Taylor Weaver  
(Neil Weaver)  
01254 699030

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