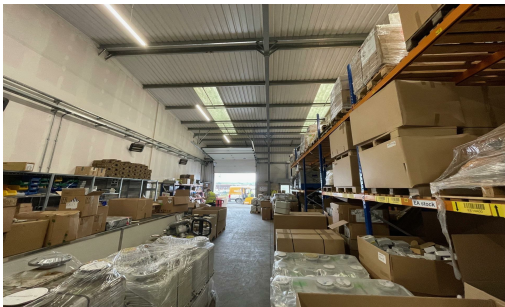


Unit B4/B5 Hulme Court, Blackburn Interchange Trade Park, Darwen, BB3 0DB

TO LET



TO LET

Use - Industrial

Size - 4,228 Sq ft

Rent - £38,000 per annum.

- MODERN HIGH QUALITY INDUSTRIAL UNIT
- Established trade counter location
- Easy access to junction 4 of the M65 motorway
- Competitive Rent



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

The unit is situated on Hulme Court on the popular Blackburn Interchange Business Park adjacent to junction 4 of the M65 motorway, with excellent access to the towns of Blackburn and Darwen.

Neighbouring occupiers include Arco, Screwfix, Blackburn Service Station, a Travel Lodge hotel and McDonalds restaurant.

Description

The property comprises a modern, high quality steel portal frame workshop/warehouse unit with steel profile cladding to the front and a roof which also incorporates translucent roof panels.

Originally constructed as two separate units that have been combined and provide an open plan floor space with the benefit of two roller shutter doors measuring 3.1 metres by 3.9 metres high. There are two personnel doors to the front elevation, solid concrete floor and an eaves height of around 4.9 metres, together with w.c and kitchen facilities.

An office has been constructed at the rear the premises.

Externally there is a large shared car park and loading area to the front.

Accommodation

We have calculated the gross internal area of the property to be 4,228 sq. ft (392.78 sq. metres).

Rental

£38,000 per annum.

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, bins, external lighting etc. Further details are available on request. It is anticipated that the service charge will be in the region of £1,500 per annum.

Building Insurance

The management company will insure the building and charge back. It is understood that the building insurance will be in the region of £1,000 per annum.

Rating

It is understood that the property has a ratable value in the region of £25,750, with rates payable expected to be in the region of £12,500. Further details are available on request.

Legal Costs

Each party is to be responsible for their own legal costs

VAT

VAT is applicable to figures quoted in these particulars.

Services

All mains services are available to the property, however, it is the prospective tenants responsibility to verify that all services and systems are in working order and that they are adequate for their proposed use.

EPC

The property has an EPC rating of C(56)

Planning

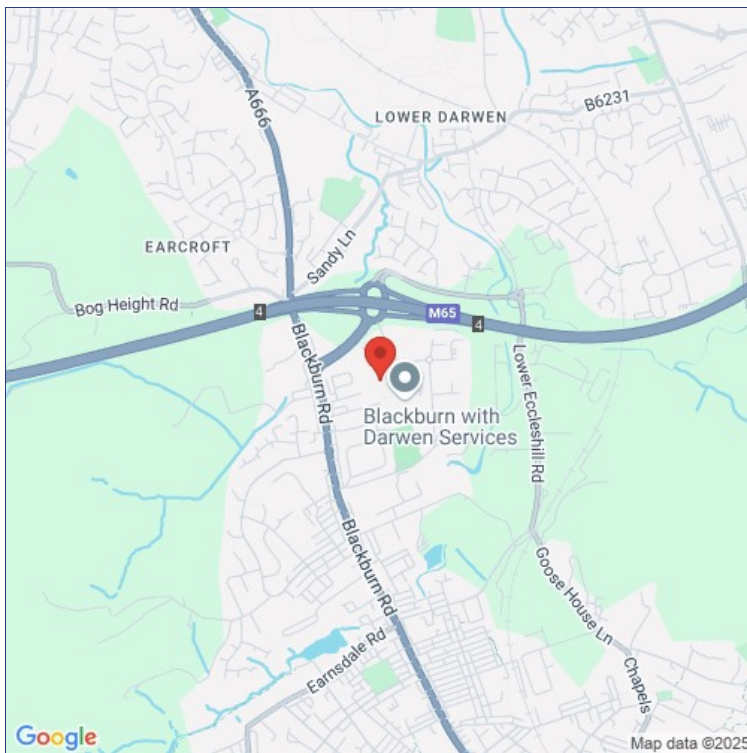
The property would be suitable for most trade counter, industrial and warehouse uses.

Interested parties are recommended to contact the planning department at Blackburn with Darwen Borough Council.

Viewing

Strictly via sole agent Taylor Weaver
Neil Weaver MRICS
Tel: 01254 699 030

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