

C1 & C2 Momentum at Blackburn, Roundhouse Way, Blackburn, BB1 2NG

TO LET



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Use - Industrial

Size - 1,000 - 2,000 Sq ft

Rent - From £14,000 per annum.

- Brand New Business Units
- Competitive rent
- Excellent location next to junction 5 of the M65 motorway
- Established business area



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

The units are situated on the newly developed Momentum at Blackburn business park located just off Roundhouse Way on Haslingden Road, close to the junction with Blackamoor Road and within 400 yards of junction 5 of the M65 motorway.

Description

The units comprise modern industrial/business units of steel frame construction with brickwork walls and insulated profile cladding to both walls and roof which incorporates double skin translucent roof panels above.

Access to the units will be via a manual roller shutter door and internally the unit will have the benefit of a solid concrete floor, windows at first floor level and w/c / amenity facilities.

Allocated parking is available to the front of each unit.

Accommodation

The units available to lease are as follows:

C1	1,000 sq.ft
C2	1,000 sq.ft

It is possible to combine the units to provide a total of 2,000 sq.ft.

Rental

From £14,000 per annum.

Lease Terms

The properties are available by way of a new lease for a minimum period of 3 years on FRI terms.

Service Charge

A service charge will be levied on occupier within the development. Further details are available on request.

Deposit

Subject to status a deposit equating to approximately 3 months rent will be required.

Rating

The units will require assessment upon occupation.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT is applicable to figures quoted in these particulars.

Services

With the exception of gas all mains services will be available to the property. A single phase of electricity will be provided.

EPC

An EPC will be available on request.

Planning

E(G)(iii) Industrial processes will be permitted. Other uses may be considered, further information is available on request.

Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

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