

TO LET

Unit 6 Bau Block, Simonstone BB12 7FS
1,865 Sq Ft



UNIT 6 BAU BLOCK, BLACKBURN ROAD, BURNLEY, LANCASHIRE, BB12 7FS

- 1,865 sq. ft. / 174 sq. m.
- Immediate access to Junction 8 of the M65
- 6m eaves height
- High-quality office fit-out, ideal for administrative and operational needs



UNIT 6 BAU BLOCK, BLACKBURN ROAD, BURNLEY, LANCASHIRE, BB12 7FS

Location

Group First Business Park and Bau Block, situated just off Junction 8 of the M65, has quickly become an established hub for trade and business activity in the region. Completed in Q1 2023, this modern development provides versatile accommodation across 13 units, catering to a range of sectors and industries. Current tenants include well-known companies like Screwfix, among others, reflecting the estate's appeal for businesses seeking a strategic, well-connected location.

With direct access to the M65 motorway, the park offers tenants and visitors convenient travel to nearby towns and cities such as Burnley, Blackburn, and Preston. Public transport is also readily available, with regular bus services that connect the estate to surrounding areas, making it accessible for commuters and customers alike.

Description

The units at Group First Business Park are constructed with a durable steel portal frame and a pitched roof, with a mix of brick and cladding along the exterior, while the front elevation boasts double-height glazing, lending a modern and professional look.

Each unit has its own electrically operated roller shutter door with a 5-metre clearance, allowing convenient access for deliveries and larger equipment. Additionally, a separate pedestrian/trade counter entrance provides flexibility for businesses with customer-facing or retail needs.

Inside, the warehouse area is open plan and adaptable to various uses and benefits from reception at ground floor and a staircase into a modern office space at first floor level.

The unit has dedicated parking for up to three vehicles, along with access to a large shared service yard, providing ample space for loading and maneuvering alongside neighbouring businesses.

Accommodation

We have measured the unit on a gross internal area basis as follows:

Warehouse 1,116 sq. ft.
Office / reception 377 sq. ft.
FF Office - 372 sq. ft.
Total 1,865 sq. ft.

Lease Terms

Available by way of a new FRI lease for a minimum period of 3 years.

Rating

As published on the VOA website the property has a rateable value of £17,500. The estimated rates payable on this will be £8,732 per annum.

Legal Costs

Each party responsible for their own legal costs.

VAT

VAT is applicable to the figures quoted.

Services

All mains services are connected to the property including 3 phase electricity.

Availability

Available immediately

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£20,000 Per Annum

Viewing

Strictly through agents
Taylor Weaver
(James Taylor)
01254 699030

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