

Industrial

UNIT 2 | WATERY LANE INDUSTRIAL ESTATE

Watery Lane, Darwen, BB3 2EB

UNIT 2 | 2,285 SQ FT

Well located, flexible industrial space with office accommodation

Watery Lane Industrial Estate offers well located industrial space with 6 units arranged over 2 terraces. The units vary in size from 1,500 sq ft to 4,600 sq ft, providing flexible space that is suited to a wide range of uses. Some of our current occupiers include Krizma Cosmetics. The estate offers 24 hour access via an electric gate in addition to generous parking provisions.



Lease Type

New

Unit Summary

- 3 Phase Power
- Electric Roller Shutter Door
- 24 Hour Access
- Office Accommodation
- Car Parking
- WC Facilities

[View Floor Plans](#)

[View Virtual Tour](#)

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£19,200.00	£8.40
Rates	£9,282.67	£4.06
Maintenance Charge	£6,100.00	£2.67
Insurance	£457.00	£0.20
Total Cost	£35,039.67	£15.33

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (www.voa.gov.uk). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

➔ For more info please visit: unit.info/UIP0101822

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Location

Watery Lane Industrial Estate has a prominent roadside location and is situated less than 2 miles from Darwen town centre.



Road
A666: 1 mile



Airport
Manchester Airport: 28 miles



Rail
Darwen Train Station: 2 miles

Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (46)



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Key Contact



Natalie Loboda

Customer Engagement Manager

"Please drop Natalie a line if you would like to discuss leasing a unit or would like to find out more about becoming a customer of indurent.com"



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