

# PROPERTY PARTICULARS INDUSTRIAL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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

**TO LET**



## UNIT 1 WENSLEY BUSINESS PARK WENSLEY ROAD BLACKBURN BB2 1WD

- Industrial/warehouse unit on established business park.
- Double roller shutter access.
- 3,310 sq. ft. plus mezz 800 sq. ft.

## LOCATION

Wensley Business Park is located off Wensley Road, then Lund Street and Apple Street, or off the A674 Bank Top at Garden Street and then Apple Street. In close proximity west of the town centre.

## DESCRIPTION

A single pitch clear span warehouse of brick and block walls with the benefit of two large electrically operated roller shutter doors measuring 5.48 metres wide x 3.02 metres high and 5.17 metres wide x 3.66 metres high. Shared loading and delivery yard.

Minimum eaves 4.29 metres to a pitch of 4.93 metres. LED lighting and concrete floor.

Reception, office and meeting room, two WCs.

## ACCOMMODATION

The property has a gross internal floor area of 3,310 square feet with mezzanine storage of 800 square feet.

## SERVICES

Three phase electricity, water and gas. It is the incoming tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## RATING

The 2026 rateable value is £14,750. For details on rate payments and entitlement to business rate relief enquiries should be made to Blackburn with Darwen Borough Council 01254 585585.

## PLANNING

It is the incoming tenant's responsibility to verify that their intended use is acceptable to the local Planning Authority who can be contacted on 01254 585585.

## LEASE TERMS

Available by way of a new lease for a term of three years or longer.

## RENTAL

**£18,500 PER ANNUM**

## SERVICE CHARGE

A service charge is levied by the landlord to cover the maintenance and upkeep of the site. Currently charged at £662.64 per annum.

## VAT

VAT will be charged on the rental and service charge at the standard rate.

## BUILDINGS INSURANCE

The landlord will insure the building and recoup directly from the tenant.

## ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate confirms an energy rating D(88). A copy of the certificate is available upon request.

## MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful tenant will be requested to provide two forms of identification and details of the source of funding.

## VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF JBR YM 2606.13076 Email [jason@tdawson.co.uk](mailto:jason@tdawson.co.uk)**



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