

TO LET

Modern Workshop/Warehouse with Offices
24,904 Sq Ft



UNIT 1 & 2, HUTTON STREET, BLACKBURN, LANCASHIRE, BB1 3BY

- Competitive terms
- Modern Refurbished Warehouse and Manufacturing Unit
- Good access to motorway
- Excellent location on established business park



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Location

Fronting Hutton Street on the popular Furthergate Business Park, the development has easy access to Junction 6 of the M65 motorway

Description

A refurbished modern warehouse facility which has been subdivided to provide a series of space from 6,500 sq.ft to 63,800 sq.ft.

Units 1 & 2 is of twin bay modern portal frame construction with over clad profile metal panelled roofs incorporating translucent roof panels and LED lighting fitted. It has offices and a canteen. The eaves height is 9'05 rising to 14'05

The unit has integral loading bay, personnel door and WC facilities. Externally there are loading and parking areas.

Accommodation

The property has the following areas:

Bay 1 9,502 sq.ft

Bay 2 13,219 sq.ft

Offices 2,183 sq.ft

Total 24,904 sq.ft

Lease Terms

The unit is available by way of new lease for minimum period of 5 years on a full repairing basis. A service charge and building insurance is charged back to occupiers. Further details of request

Rating

The property has a Rateable Value of £123,000 with rates payable in the the region of £68,000

Legal Costs

Each party to be responsible for their own legal costs

VAT

VAT is applicable to the figures quoted in these particulars

Services

The unit has its own services, including 3 phase power

EPC

An EPC is available on request

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

£125,000 Per Annum

Viewing

Strictly through agents

Taylor Weaver

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