

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



MITRE HOUSE DUTTONS WAY SHADSWORTH BUSINESS PARK BLACKBURN BB1 2PT

- Prestigious modern industrial warehouse with high specification offices on a 1.4 acre site.
- Excellent yardage with separate parking provision for 30 vehicles.
- Gross floor area 20,970 Sq. Ft.
- Eaves height from 6 metres to 8 metres.
- **Available from October 2026.**

LOCATION

Occupying a generous plot fronting Duttons Way on the highly regarded and prestigious Shadsworth Business Park adjacent to Junction 5 of the M65 motorway. This sought-after location delivers excellent connectivity to the motorway network and is centrally positioned in the Borough of Blackburn to ideally serve the adjoining Boroughs of Preston, Burnley, Hyndburn, Rossendale, and thereafter the Manchester conurbation.

DESCRIPTION

A high quality industrial warehouse/manufacturing facility with front two-storey offices and staff amenity. The building is of a steel portal frame construction with feature brickwork and glazing to the offices. It is thereafter overclad in double skin insulated profile metal sheeting incorporating translucent roof panels allowing for excellent natural light. The warehouse is open plan with separate works WCs. The front offices comprise an entrance reception/foyer with WCs, fitted kitchenette and two large open plan offices. On the first floor is a staff kitchen, office and end board room. The offices have a gas hot water central heating system with suspended warm air space heaters to the warehouse. Loading is through two electrically operated metal roller shutter doors with a width of 5.6 metres and height of 5.45 metres.

It is thought that the site is an ideal Headquarter base for medium sized companies requiring quality warehousing and offices adjacent to the national motorway network.

ACCOMMODATION

The gross internal areas are as follows:

Warehouse	18,250 sq. ft.
Ground Floor	1,360 sq. ft.
Entrance/reception, two offices, kitchenette and WCs	
First Floor	1,360 sq. ft.
Staff kitchen/canteen, office and boardroom	
<u>TOTAL</u>	<u>20,970 sq. ft.</u>

EXTERNALLY

The landscaped site is secured by metal palisade fencing with a concrete surfaced two-way access road leading to an expansive holding yard. To the frontage of the building is a separate tarmacadam car park with provision for 30 staff vehicles.

TOTAL SITE AREA: 1.4 ACRES

RATING

The 2026 Rateable Value is £109,000.

SERVICES

All mains services are available including three phase electricity. It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

LEASE

The premises are available by way of a new lease for a term of 10 years or longer with an upward only rent review on the fifth anniversary. The lease will be full repairing and insuring.

RENTAL

£157,500 PER ANNUM

VAT

VAT will be charged on the rental at the current rate.

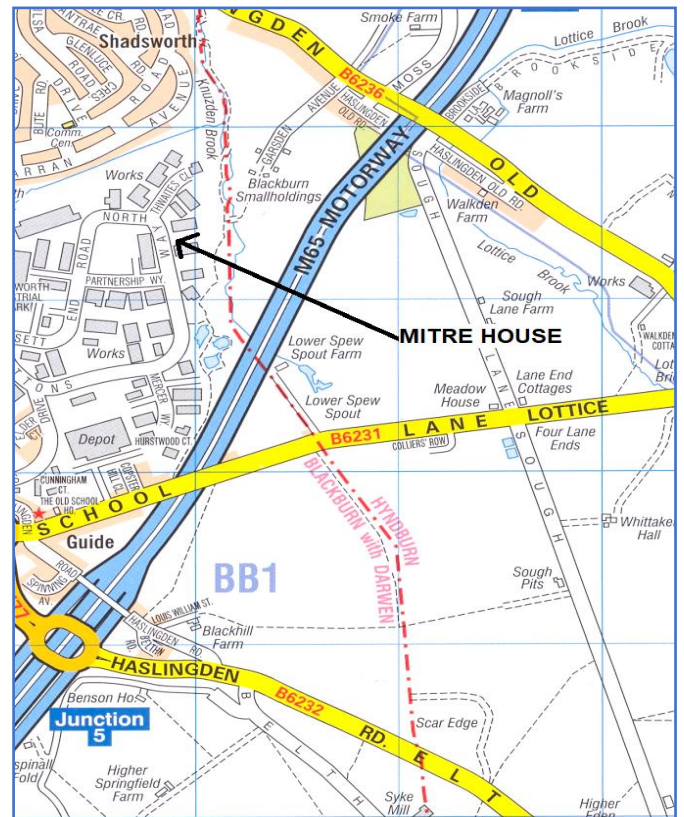
ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate confirms a rating of C (57). A copy of the certificate is available upon request.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF JBR YM 2609.13605 Email jason@tdawson.co.uk





SITE PLAN - for identification purposes only

Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

Trevor Dawson, Commercial Property Consultants, is a trading name of Trevor Dawson Ltd.
A company registered in England and Wales. Registered office at Capricorn House. Registered number 09533426

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133
www.tdawson.co.uk