

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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www.tdawson.co.uk

TO LET



PHILIPS ROAD WHITEBIRK INDUSTRIAL ESTATE BLACKBURN BB1 5NA

- Detached warehouse/workshop extending to 20,174 Sq. Ft.
- Extensive offices with excellent parking.
- Close to Junction 6 of the M65 motorway.
- Flexible short-term let from nine months.

LOCATION

Whitebirk Industrial Estate occupies a strategic position with access directly off Whitebirk Drive, one of the main arterial routes around Blackburn town centre which connects directly with Junction 6 of the M65 motorway five minutes' drive away.

Occupiers on the estate include Blackburn Chemicals, Presspart, Smurfit and Pets Choice.

DESCRIPTION

A detached warehouse/manufacturing unit of steel portal frame construction clad with profile steel cladding together with a single-storey brick office extension.

The property has the benefit of extensive offices, canteen and toilets. Loading is via two loading doors to the frontage and side elevation which open onto a substantial yard and parking area.

ACCOMMODATION

Gross internal area 1,874 sq. m. 20,174 sq. ft.

SERVICES

All mains services are available including a substantial gas and electricity supply. 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.

RATING

The property is currently assessed within the 2026 Rating List as having a rateable value of £60,000.

LEASE

A short-term let is available from nine months upwards.

RENTAL

£125,000 PER ANNUM

VAT

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

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C (75). 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 CEJ YM 2604.13734 Email caroline@tdawson.co.uk**





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