

High Quality Detached Unit.
2,410 Sq Ft



- Established business park location.
- Easy access to the M65 motorway.
- Competitive terms.
- Large secure yard.

CHARTERED SURVEYORS

FACTORY 5, CUNLIFFE ROAD, WHITEBIRK INDUSTRIAL ESTATE, BLACKBURN, LANCASHIRE, BB1 5UA

Location

The premises is situated on the established Whitebirk Industrial Estate on the edge of Blackburn.

The estate is less than 5 minutes drive from junction 6 of the M65 motorway, which provides direct access to the M6 and M61 motorways to the West.

This is a popular business park with occupiers in the vicinity including Blackburn Chemicals, Presspart Manufacturing and Webbox.

Description

The property comprises a detached steel portal frame unit with offices and kitchen/w.c facilities extending to 2,410 sq. ft (plus mezzanine floors).

The building was overclad approximately 4 years ago and now provides a modern warehouse facility with large loading and car park area.

Internally, it has the benefit of good quality offices, large kitchen and w.c facilities.

It has an internal eaves height of around 5 metres, with solid concrete flooring and LED lighting.

In addition, there are 2 mezzanine floors (above the offices and kitchen).

Externally, there is a large, secure yard providing ample loading and parking areas.

Accommodation

We have calculated the gross internal area of the property to be as follows:

Ground floor office and warehouse - 2,410 sq. ft (includes male and female w.c. facilities and kitchen)

Mezzanine 1 - 256 sq. ft

Mezzanine 2 - 411 sq. ft

Tenure

The property is available to lease only.

Lease Terms

The tenant is to occupy the property by way of a new full repairing and insuring lease for a minimum period of 3 years.

Rent is to be paid monthly in advance and is exclusive of the costs of occupation which include business and water rates and electricity. There is no gas to site.

A deposit will be required equating to a minimum of 2 months rent. Subject to covenant status.

Rating

The property has a ratable value of £12,000 with eligible occupiers benefitting from small business rates relief.

Legal Costs

Each party is responsible for their own legal costs.

VAT

Not applicable.

Services

With the exception of gas, all mains services are available

EPC

The property has an EPC rating of C, expiring March 2032

Planning

Light industrial and warehouse uses will be considered. Please note that motor trade uses will not be allowed.

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

£30,000 Per Annum

Viewing

Neil Weaver Strictly through agents

Taylor Weaver

(Neil Weaver)

01254 699030

neil@taylorweaver.co.uk

