

TO LET

Warehouse Unit with Offices
3,960 Sq Ft



UNIT 5 WHITEBIRK ENTERPRISE CENTRE, LOWER PHILIPS ROAD, BLACKBURN, LANCASHIRE, BB1 5UD

- Industrial/Warehouse Unit
- Easy access to J6 of M65
- Competitive terms
- Available Summer 2026



UNIT 5 WHITEBIRK ENTERPRISE CENTRE, LOWER PHILIPS ROAD, BLACKBURN, LANCASHIRE, BB1 5UD

Location

The unit is conveniently located off Lower Philips Road, close to its junction with Crofthead Road and Philips Road, in an established industrial area, approximately 2 miles north east of Blackburn town centre.

The property has easy access to the M65 motorway (Junction 6), which lies within 0.5 mile of the property.

Description

Whitebirk Enterprise Centre comprises a parade of modern industrial units positioned on this popular development.

The unit is constructed on a steel portal frame, with brick and metal clad elevations and insulated steel profile roof, including translucent roof panels.

Access to the unit is via a roller shutter door

Internally it has a two storey office section and ground floor warehouse.

Externally there is ample parking and loading available on a shared concrete yard fronting the property.

Accommodation

Unit 5 extends to 3,960 sq.ft sub divided as follows:

Ground Floor- Office 1,177 sq.ft (29' x 40')

Ground floor- Warehouse 1,606 sq.ft (44'11 x 35'10)

First Floor- Office 1,177 sq.ft

Total 3,960 sq.ft

Tenure

Leasehold only

Lease Terms

The unit is available by way of a new tenancy for a minimum period of 3 years, with the ingoing tenant to occupy the property on full repairing and insuring terms and to be responsible for the usual occupier's costs to include business and water rates and electricity.

A deposit may be required. Further details on request.

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

VAT

VAT is applicable

Services

All main services are connected to the property.

EPC

An EPC is available on request

Planning

Light industrial and warehouse uses will be permitted

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

£28,500 Per Annum

Viewing

Strictly through sole agents

Taylor Weaver

(Neil Weaver MRICS)

01254 699030

neil@taylorweaver.co.uk