

INDUSTRIAL

TO LET/FOR SALE

**EXCELLENT MODERN INDUSTRIAL WAREHOUSE
WITH HIGH QUALITY OFFICES
ON GENEROUS SITE OF APPROXIMATELY 2 ACRES**

**LARGE YARD AND SEPARATE PARKING PROVISION
FOR 35 VEHICLES**

**24,360 SQ. FT.
PLUS MEZZANINE 6,000 SQ. FT.**



**THWAITES CLOSE
SHADSWORTH BUSINESS PARK
BLACKBURN
BB1 2QQ**

LOCATION

Occupying a prime corner position at the junction of Sett End Road with Thwaites Close on the prestigious and sought after Shadsworth Business Park which lies adjacent to Junction 5 of the M65 motorway. The Business Park provides good connections with the motorway network and surrounding boroughs of Hyndburn, Burnley, Rossendale and Preston. Manchester city centre is within a 40 minute drive.

DESCRIPTION

The industrial manufacturing warehouse is in pristine condition being of steel portal framework spanning two bays and overlaid in insulated profiled metal sheeting incorporating translucent roof panels. The warehouse has a protective inner leaf blockwork fascia to 8' and is loaded to an expansive concrete yard area from an up and over electrically operated panel roller shutter door with a width of 4 metres and height of 4.85 metres.

Internally the eaves height at the lowest point is 6.5 metres, expanding to 8.5 metres at the apex. Heating to the warehouse is via suspended gas radiant heaters. Also situated within the manufacturing area is a newly installed mezzanine facility.

Fronting the landscaped site are high quality air conditioned offices spread over two floors which are presented with a feature glazed frontage. The ground floor provides design offices, meeting rooms, staff canteen and toilets. On the first floor the professional offices offer a mixture of open plan, Board Room, private offices and training rooms. The main reception leads directly to the side car park with provision for 35 vehicles. The offices are air conditioned and are also supported by a gas hot water central heating system.

The self-contained site is an ideal headquarter base for medium sized companies. The warehouse has, until recently, been utilised for the manufacturing and preparation of prestigious furniture for the hotel and leisure industry.

ACCOMMODATION

The approximate gross internal areas are as follows:

Ground floor

Warehouse	17,700 sq. ft.
Offices, design, staff amenity	3,330 sq. ft.

First floor

Offices, training rooms, Board Room, reception	3,330 sq. ft.
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Total approximately **24,360 sq. ft.**

Plus warehouse mezzanine 6,000 sq. ft.

SERVICES

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

RATING

Rateable value £84,500. For details on Business Rates payments enquiries should be directed to Blackburn with Darwen Borough Council who can be contacted on 01254 585585.

LEASE

The premises are available immediately by way of a ten year lease, or longer, on a full repairing and insuring basis. There will be rent reviews at appropriate intervals.

RENTAL

£125,000 PER ANNUM.

TENURE

Freehold.

PRICE

£1.8 MILLION.

VAT

VAT will be charged on the rental/price at the current prevailing rate.

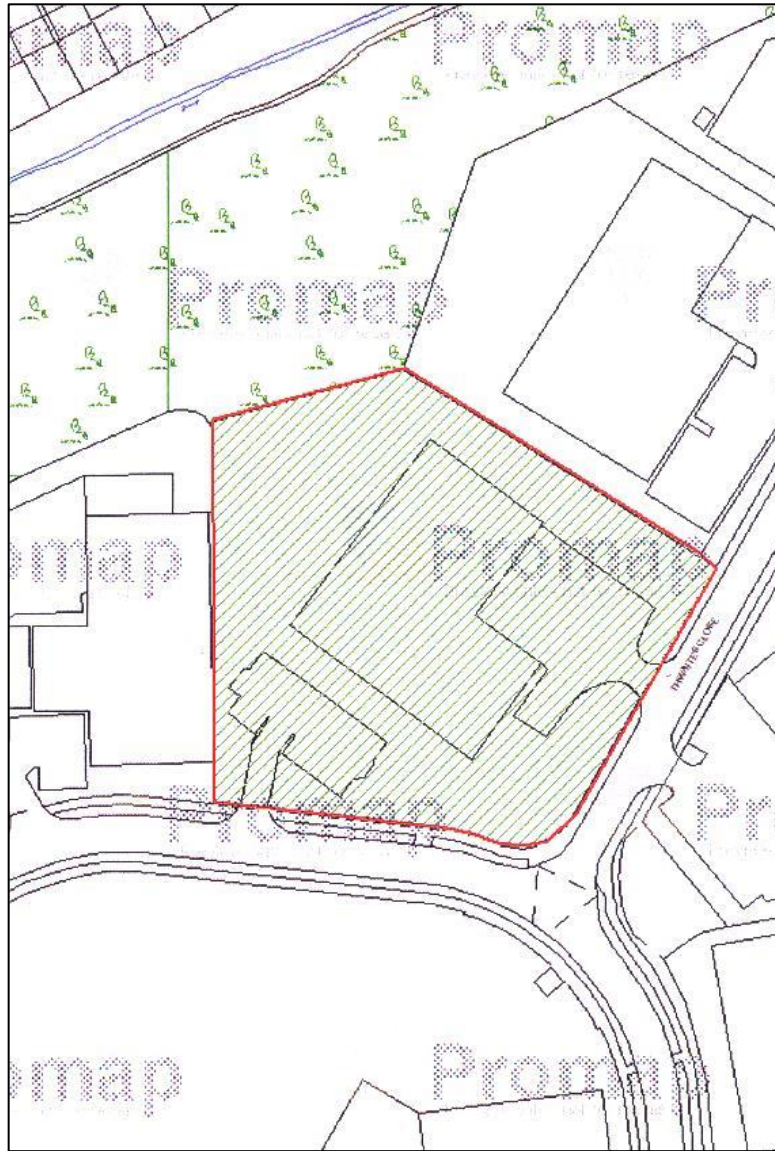
ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned which confirms an Energy Performance Asset Rating C (60). The Certificate is available upon request.

**VIEWING STRICTLY BY APPOINTMENT FROM SOLE AGENTS
TREVOR DAWSON LIMITED, CAPRICORN HOUSE,
CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1
5QR. OUR REF JBR.LMH 2007.12057
Email jason@tdawson.co.uk**







FOR IDENTIFICATION PURPOSES ONLY – NOT TO SCALE