

TO LET
Commercial Land
1.33 Acres



SECURE YARD, CARL FOGARTY WAY, BLACKBURN, BB1 3HJ

- Available to lease May 2026
- 1.33 acre secure compound
- Less than 0.2 miles from junction 6 of M65
- Lease to be granted without security of tenure

**TAYLOR
WEAVER**

CHARTERED SURVEYORS

CARL FOGARTY WAY, BLACKBURN, LANCASHIRE, BB1 3HJ

Location

The premises are situated fronting the newly constructed Carl Fogarty Way which is the main link road from junction 6 of the M65 motorway and Blackburn town centre.

Businesses in the surrounding area include CoolKit, McDonalds and the newly constructed Frontier Business Park which is home to businesses such as Fagan & Whalley, Staci, Starbucks and many others.

The M65 is the primary economic corridor through East Lancashire linking Blackburn with the M6 and M61 at Bamber Bridge and Preston to the south along with Burnley to the east.

Description

The secure compound benefits from perimeter palisade fencing and gated access and is suitable for secure storage.

Accommodation

The site extends to a total of 1.33 acres / 0.53 hectares.

Lease Terms

The property is available to lease by way of a new lease for a period of 3 years. The lease will be granted outside of the security of tenure of the Landlord and Tenant 1954 Act. Full details available on request.

Rating

Details are available on request.

Legal Costs

Each party is to be responsible for their own legal costs.

Services

There are no services connected to the site.

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

£50,000 Per Annum

Viewing

Strictly via agent, Taylor Weaver
James Taylor
Director
Tel: 01254 699 030

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