

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

UPON THE INSTRUCTIONS OF BARNFIELD DEVELOPMENTS

FOR SALE / TO LET



REVOLUTION PARK GOOSE HOUSE LANE DARWEN BB3 0EH

- New-build business workshop units in courtyard development
- Available Q1 2026
- Close to Junction 4 M65 motorway
- Size range from 2,577 – 20,000 Sq. Ft. (see schedule)

LOCATION

Situated 1.2 miles from Junction 4 of the M65 which provides excellent links to the M6/M61, M60 and thereafter the Manchester conurbation. This development presents an ideal opportunity for businesses to purchase or lease a new unit in what is already an established industrial position. Close by occupiers include Crown Paints and Wallcoverings, Perspex and the HQ of Vampire Vape.

DESCRIPTION

Revolution Park has been designed with attention to the requirements of a modern business. The specification includes:

- Steel portal frame construction with feature metal cladding
- 6 metre eaves height, loading through a sectional up and over electric roller shutter
- Designated parking and loading facility – attractive landscaping scheme

SCHEDULE OF ACCOMMODATION

Phase I offers the following availability

Unit	Size (Sq.Ft.)	Rent (PA)	Price	Parking Spaces
A	11,600	Under Offer	Under offer	Under Offer
B	5,199	£54,600	£780,000	8
C	5,199	£54,600	£780,000	8
D	5,199	£54,600	£780,000	8
E	5,388	£56,700	£810,000	8
F	5,126	£54,600	£780,000	8
G	2,577	£30,000	£430,000	4
H	2,577	£30,000	£430,000	4
I	2,577	£30,000	£430,000	4
J	2,577	£30,000	£430,000	4
K	5,126	£54,600	£780,000	8

VAT

VAT will be applicable to the sale price and quoted rental.

SERVICE CHARGE

A service charge will be levied for the repair, maintenance, and upkeep of the communal areas of the site.

LEASE

The units will be offered by way of a new lease for a term of five years or more on a full repairing and insuring basis.

RATING

The units will be assessed for Business Rates upon completion.

TENURE

Understood to be Freehold with a management company established in order to maintain the common areas of the development.

SERVICES

All mains services are available to the site.

PLANNING

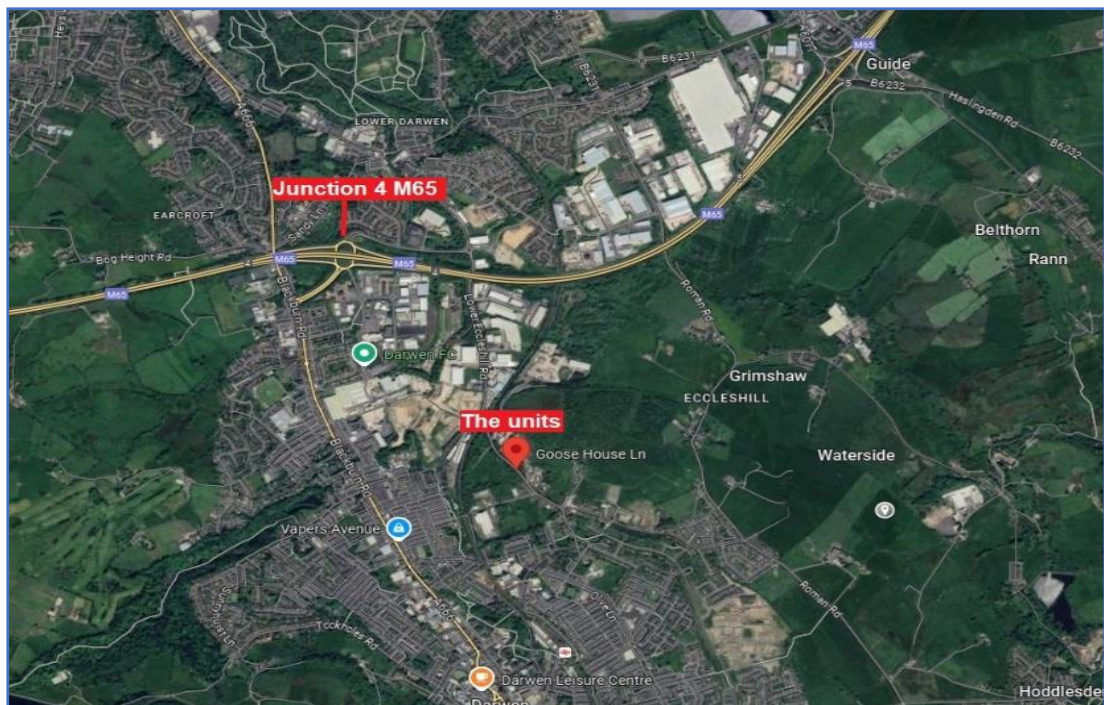
The units will have the benefit of Class B2 (general industrial) and B8 (storage and distribution) of the Use Classes Order of the Town and Country Planning Acts. Interested parties would be required to confirm their intended use is acceptable to the local planning authority.

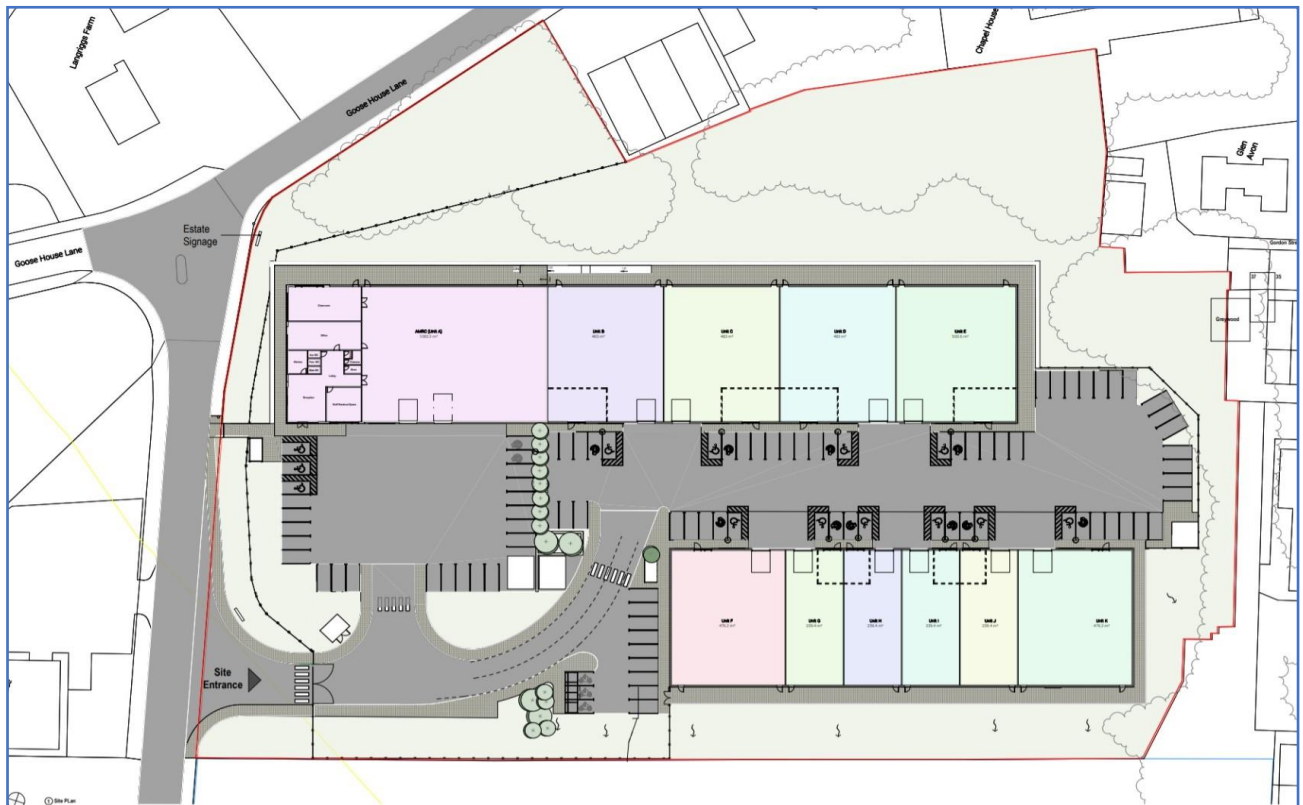
ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificates will be commissioned upon completion and made available upon request.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.





For identification purposes only – not to scale

VIEWING

Development completion is expected for Q1 2026. Further information is available from Agents Trevor Dawson Limited of Capricorn House, Capricorn Park, Blakewater Road, Blackburn, BB1 5QR. Email jason@tdawson.co.uk or caroline@tdawson.co.uk OUR REF JBR YM 2501.13496

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