

Unit 2 & Large Yard, Hall Moss Business Park, Bolton Road, Darwen, BB3 2TT

**TO LET**



# TO LET

Use - Industrial, Commercial Land  
Size - 1,000 - 8,000 Sq ft  
Rent - £20,000 per annum, plus VAT

- Good Quality Industrial Unit With Large Yard
- 1,108 sq.ft Of Well Maintained Storage Space and 0.23 acre yard / 10,000 sq.ft.
- Large yard extending to 0.23 acres
- Suitable for various uses
- Available now



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

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## Unit 2 & Large Yard, Hall Moss Business Park, Bolton Road, Darwen, BB3 2TT

### Location

The premises are prominently situated at the entrance to Hall Moss Business Park which is conveniently located at the top of Bull Hill on the Southern outskirts of Darwen, immediately fronting Bolton Road (A666). See location plan for further details.

### Description

The premises comprises 1 semi-detached industrial unit and also a large tarmac yard area extending to 0.23 acres / 10,000 sq ft.

The unit extends to 1,108 sq.ft with access via an electric roller shutter door and insulated cladding to the side elevations making this property suitable for storage or light manufacturing.

### Accommodation

We have calculated the gross internal floor area of the premises to be as follows.

Unit 2C	1,108 sq.ft
<b>Total</b>	<b>3,469 sq.ft</b>

In addition to the above there is a yard which is fenced to 0.23 acres.

### Rental

£20,000 per annum, plus VAT

### Lease Terms

The premises are available by way of a minimum 3 year tenancy with the ingoing tenant to occupy on full repairing and insuring basis and to be responsible for the usual occupiers costs which include business rates, water rates and electricity.

### Service Charge

The tenant be responsible for payment of the service charge for upkeep and maintenance of the common areas of the estate. Full details available on request.

### Building Insurance

The landlord will insure the property and charge this back to the tenants. Full details available on request.

### Legal Costs

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

### Services

All mains services (with the exception of gas) are connected to the property.

### Viewing

Strictly via sole agent Taylor Weaver

James Taylor

Director

Tel: 01254 699 030

