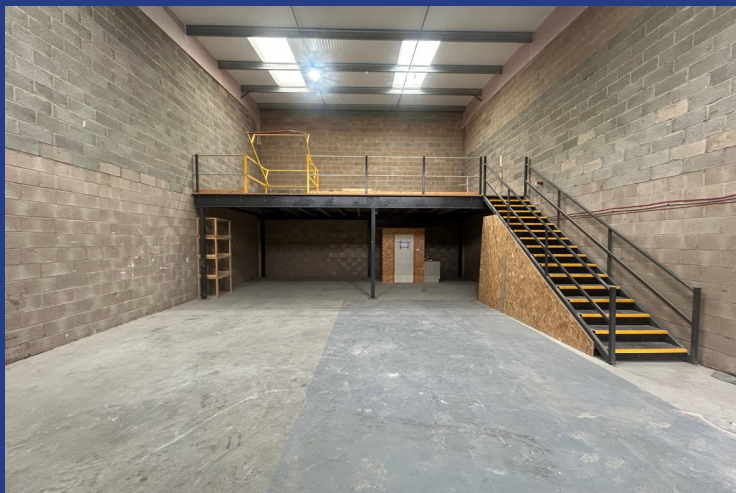


TO LET

Unit 3 Gorse Street Business Park, Blackburn
1,675 Sq Ft



UNIT 3 GORSE STREET INDUSTRIAL PARK, GORSE STREET, BLACKBURN, LANCASHIRE, BB1 3EE

- Separate Modern Industrial / Business Units
- Finished with mezzanine at rear
- Close to Blackburn town centre
- Less than one mile from J6 M65 motorway
- Access from the new link road Carl Fogarty Way (A678)
- Available immediately

**TAYLOR
WEAVER**

CHARTERED SURVEYORS

UNIT 3 GORSE STREET INDUSTRIAL PARK, GORSE STREET, BLACKBURN, LANCASHIRE, BB1 3EE

Location

The premises are situated just off the recently constructed Carl Fogarty Way, which provides a direct link between Gorse Street and Junction 6 of the M65, located less than one mile from the site.

A Tesco Superstore is positioned immediately adjacent, with the surrounding area predominantly comprising commercial occupiers and a variety of established businesses.

Blackburn town centre lies approximately one mile to the west, and the property also benefits from access via the A678 (Copy Nook), which connects directly to Blackburn's main ring road, Barbara Castle Way.

Description

The units are constructed on a steel portal frame with insulated profiled steel cladding to the elevations and a mono-pitched roof incorporating translucent roof panels, providing good levels of natural light.

Double-glazed aluminium-framed windows are installed at both ground and first-floor levels.

Internally, the units benefit from a solid concrete floor and blockwork dividing walls, with access provided via electrically operated roller shutter doors measuring approximately 5m wide by 5m high. This particular unit also includes a mezzanine level to the rear, suitable for additional storage.

Each unit is fitted with a small kitchenette and WC facilities located at the rear.

Accommodation

The unit has been measured on a Gross Internal Area (GIA) basis as follows:

Ground Floor: 1,230 sq ft (114 sq m)

Mezzanine: 445 sq ft (41 sq m)

Total: 1,675 sq ft (155 sq m)

Tenure

Leasehold

Lease Terms

The units are available to let on full repairing and insuring terms for a minimum period of 3 years

Rating

Further details available on request.

Legal Costs

Each party to be responsible for their own legal costs

Services

All mains services with the exception of gas will be available, including 3 phase power.

Availability

Available immediately

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

£14,000 Per Annum

Viewing

Strictly through sole agents

Taylor Weaver
(James Taylor)
01254 699030

james@taylorweaver.co.uk