

PROPERTY PARTICULARS

INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

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TO LET



Newly Available

UNIT 4 WAINWRIGHT COURT CANTERBURY STREET OFF WAINWRIGHT WAY BLACKBURN BB2 2DY

- Mid terrace unit within courtyard development.
- Adjacent to Blackburn inner ring road – Wainwright Way.
- Immediate availability.
- Gross floor area 2,210 Sq. Ft.

LOCATION

Wainwright Court fronts Canterbury Street which connects directly with the inner ring road, Wainwright Way, and thereafter Barbara Castle Way. Junction 5 of the M65 motorway is one and a half miles distant, with the surrounding area being mixed commercial and home to a number of trade counter operators, and retailers including Pound Stretcher. Close by is Blackburn Fire Station.

DESCRIPTION

An end terrace modern business unit of brick construction under a pitched tiled roof with blockwork internal walls. Open plan working area with solid concrete floor, LED lighting, which is loaded through an electrically operated metal roller shutter to the front yard and parking area.

Internally, to the rear is a first floor administration office with separate kitchen and WC. The working height ranges from 3.5 metres to 6 metres at the apex.

This is a secure site with a perimeter brick wall and metal entrance gates. CCTV is installed to the site.

ACCOMMODATION

The gross internal areas are as follows:

Ground Floor	
Workshop/Warehouse	1,675 sq. ft.
First Floor	
Office, kitchenette and WC	535 sq. ft.
Total	2,210 sq. ft.

SERVICES

All mains services are available with the exception of gas. There is a three phase electricity supply. It is the incoming tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

The 2026 rateable value is £16,500. Enquiries on rate payments should be made to Blackburn with Darwen Borough Council on 01254 585585.

PLANNING

The unit will facilitate light industrial users. It will be the incoming tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority, Blackburn Borough Council, who can be contacted on 01254 585585.

LEASE

Immediate availability by way of a new lease for a term of three years or longer on a full repairing and insuring basis. The tenant will be responsible for the payment of utilities consumed, buildings insurance and business rates.

RENTAL

£15,500 PER ANNUM

VAT

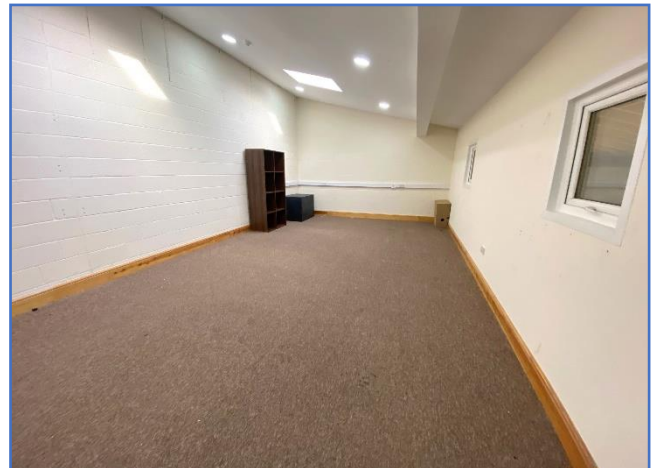
VAT will be applicable to the rental at the standard rate.

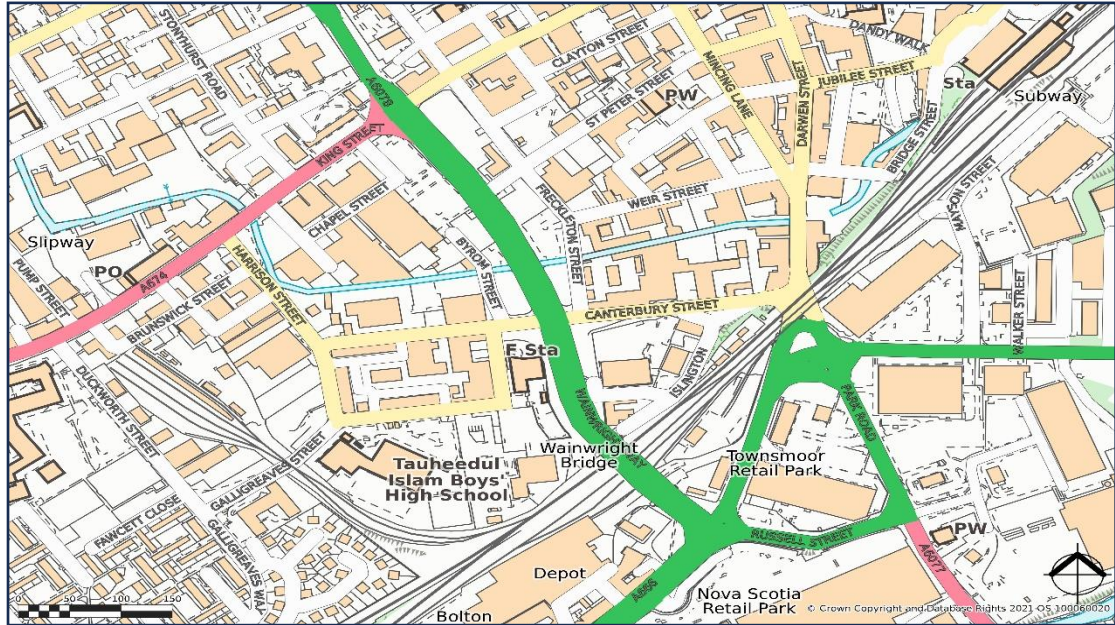
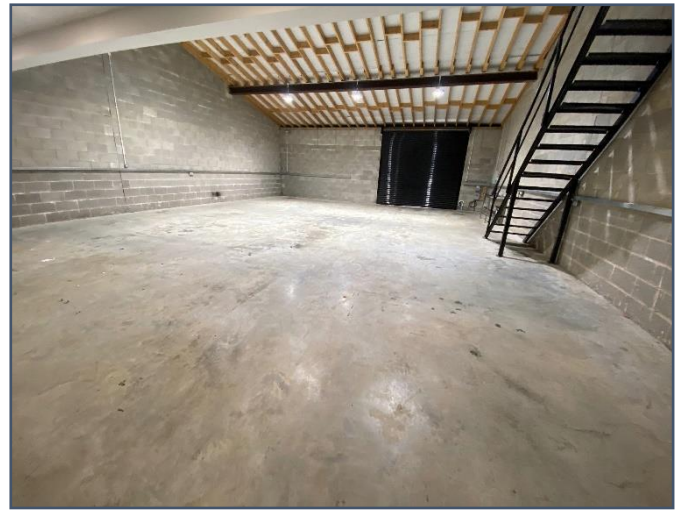
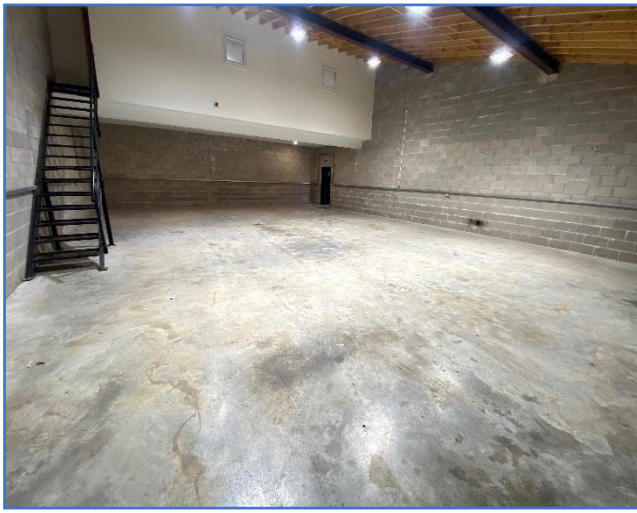
ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy will be made available upon request.

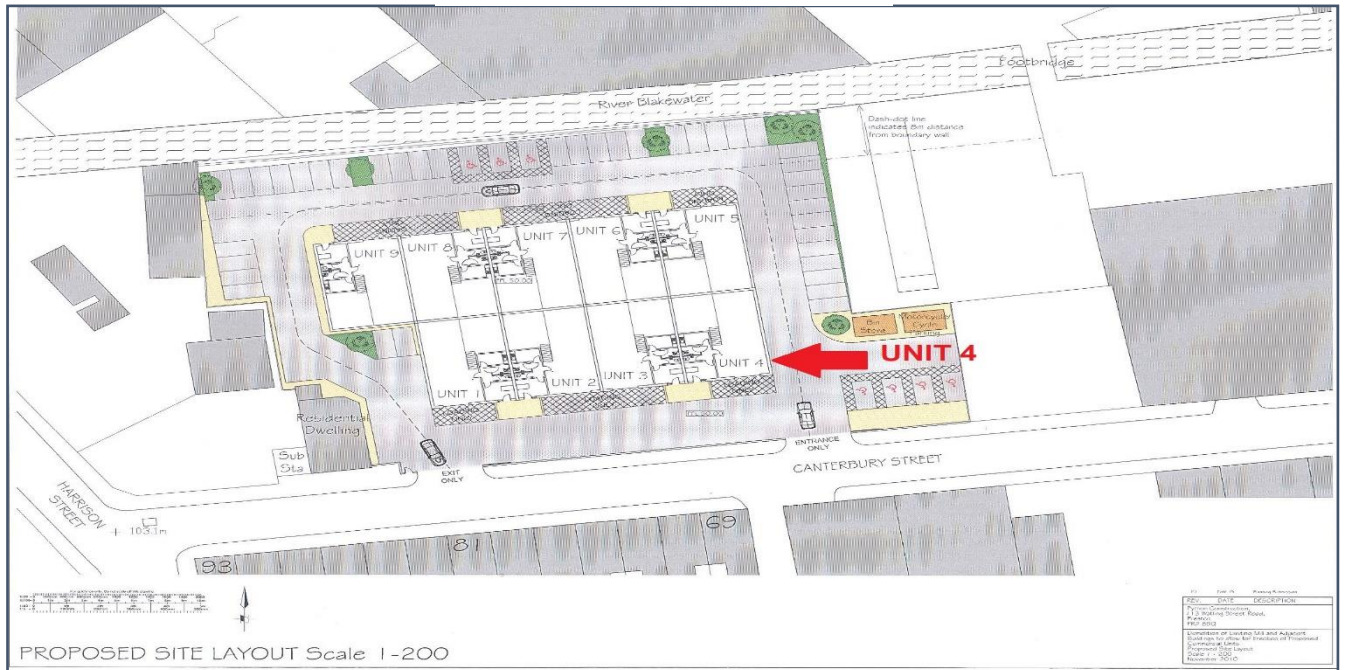
VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF JBR YM 2602.12293 Email jason@tdawson.co.uk**





For identification purposes only



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