

TAYLOR WEAVER

CHARTERED SURVEYORS

Carr Hall, Whalley Road, Wilpshire, Blackburn, Lancashire BB1 9LJ



TO LET

Detached former head quarter premises
High Quality Office / Retail Accommodation
From 5,000 sq. ft. - 42,000 sq.ft

- Ideally suited for office / retail uses
- 300+ on site car parking spaces
- Excellent demographic catchment area
- Suitable for alternative use

Location

The premises are in a superb location fronting the A666, which is the main road linking Blackburn to the affluent Ribble Valley area. See location plan.

Description

Carr Hall was purpose built as a home and garden centre in 2010. However the premises have most recently been used as good quality office accommodation with a high specification throughout.

The accommodation benefits from an impressive private gated driveway onto Whalley Road, with space for parking of 350 cars.

The modern two storey premises benefits from air conditioning throughout, raised access floors and various amenity features in keeping with a building of this quality.

The building is of steel portal frame construction and therefore allows adaptation to suit most uses.

Accommodation

Space available from 5,000 sq. ft. - 42,000 sq. ft. subject to requirements. Full details are available on request.

Services

All main services, with the exception of gas, are connected to the property.

Electricity will be powered by new wind turbines, which bring up to 0.5 megawatt of electricity power.

Rating

Available on request.

Lease Terms

To be discussed further.

Service Charge and Insurance

Service charge and building insurance is chargeable equating to £3 per sq. ft. Full details available on request.

Rental

From £7.50 per sq. ft.

Availability

Whole building available from February 2020. Part available immediately.

Legal Costs

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

Planning

The premises would suit a variety of commercial uses subject to planning permission approval.

Interested parties are advised to contact the local planning authority (Ribble Valley) for further information.

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 RICS

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Viewing

Strictly by appointment only

Taylor Weaver

(James Taylor)

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