

TO LET

High Quality Light Industrial Unit with Offices
1,137 Sq Ft



UNIT 15 THE HUB, COMMERCIAL ROAD, DARWEN, LANCASHIRE, BB3 0FL

- Good quality specification
- Superb location next to J4 M65 motorway
- Competitive terms
- Available from early 2026



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Location

The Hub is situated next to Junction 4 of the M65 motorway, in an established business location.

Occupiers in the vicinity include Shirleys Waste Paper Recycling, Lancashire Laminators, the DVLA and the Blackburn with Darwen Motorway Service area.

Description

Unit 15 comprises a high quality mid terraced industrial/business unit of steel frame construction with feature brick and insulated steel clad walls under an insulated mono pitched roof, solid concrete floor and a minimum eaves height of 4.38m.

It has the benefit of a large roller shutter door with security shutter over the personnel door.

A high quality mezzanine office has been added benefitting from carpet tiled floors, comfort cooling, painted plaster board walls and a double glazed window.

The unit also has a disabled toilet, kitchen facility, emergency lighting and fire alarm.

Externally there is parking for two vehicles.

Accommodation

The accommodation is arranged on the ground floor (750 sq.ft) and first floor (387 sq.ft) and provides a total of 1,137 sq.ft of accommodation.

Tenure

Leasehold only

Lease Terms

The unit is available by way of a new lease for a minimum period of 3 years on full repairing and insuring terms. The tenant will pay the service charge and building insurance, further details on request.

Rating

The unit has a current Rateable Value of £6,900 with effect from 1st April 2023 based on the ground floor only, which suggests that eligible occupiers will be able to claim small business rates relief.

Legal Costs

Each party to be responsible for their own legal costs

VAT

VAT is applicable to the figures quoted in these particulars

Services

With the exception of gas, all mains services are available, including 3 phase electricity.

EPC

An EPC is available on request

Planning

Interested parties are recommended to discuss their proposed use with Blackburn with Darwen Borough Council prior to entering into a binding contract.

Motor trade uses will not be permitted.

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 agents

Taylor Weaver

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