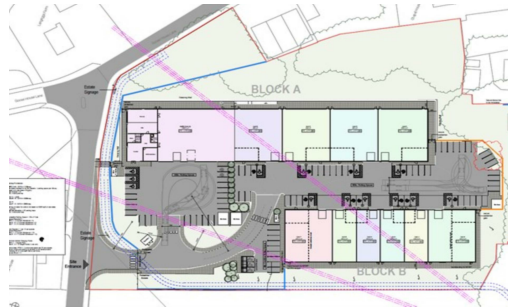


Apex Advanced Manufacturing Park, Goose House Lane, Darwen, BB3 0EH



FOR SALE or TO LET

Use - Industrial, Investment

Size - 2,577 - 20,560 Sq ft

Rent - From £10.50 per sq.ft

Price - From £430,000

- High Quality Industrial/Business Units
- Easy access to junction 4 of the M65 motorway
- Good quality build by established Developer
- Available late 2025



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

Apex Advanced Manufacturing Park, Goose House Lane, Darwen, BB3 0EH

Location

The property is situated just off Goose House Lane on the edge of Darwen but with easy access to junction 4 of the M65 motorway, which lies approximately 1.2 miles from the site.

This is an established industrial area with other occupiers in the vicinity including Perspex International, Darwen Pallets and Suez Recycling.

Description

Apex at Chapels Park comprises a brand new development of high quality industrial/business units.

The specification will include:

- ~steel portal frame construction
- ~eaves height of approximately 6 metres,
- ~solid concrete floors,
- ~electrically operated sectional up and over roller shutter doors,
- ~feature external cladding
- ~parking and loading within attractive landscaped areas.

Accommodation

The following units have been released as part of phase one:

Unit	Size	Price	Rent (Pa)
Unit F	5,126 Sq. ft	£780,000	£54,600 pa
Unit G	2,577 Sq. ft	£430,000	£30,000 pa
Unit H	2,577 Sq. ft	£430,000	£30,000 pa
Unit I	2,577 Sq. ft	£430,000	£30,000 pa
Unit J	2,577 Sq. ft	£430,000	£30,000 pa
Unit K	5,126 Sq. ft	£780,000	£54,600 pa

Further units will be released in due course.

Price

From £430,000

Tenure

Understood to be freehold in the footprint of the building with a management company set up to maintain the common landscaped areas. Further details available on request.

Rental

From £10.50 per sq.ft

Lease Terms

The units are available by way of new leases for a minimum period of 5 years on FRI terms.

Service Charge

A service charge will be levied on occupiers based on the amount of floor space occupied. It is anticipated that the service charge will be in the region of 15,000 sq.ft.

Legal Costs

Each party is to be responsible for their own legal costs.

Rating

To be individually assessed upon occupation. Further details on request.

EPC

EPC's will be available on request.

VAT

VAT is applicable to figures quoted in these terms.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers 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.

Availability

The units will be available for occupation in late 2025, early 2026.

Services

It is understood that all mains services will be available to the individual units.

Planning

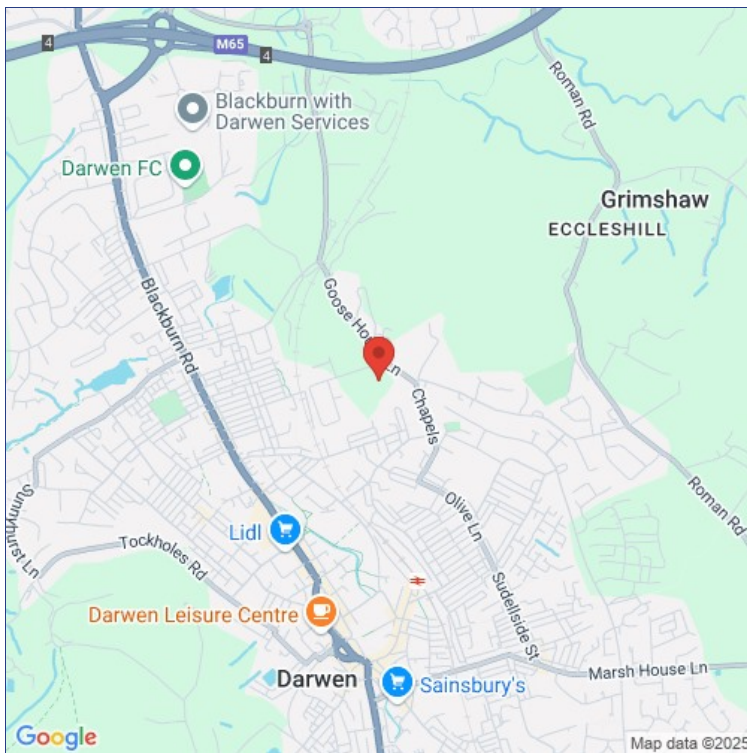
The property's planning consent is for B1 & B8 uses. Further details are available on request.

Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

Tel: 01254 699 030

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