

TO LET

High Quality Business/Workshop/Hybrid Unit
4,181 Sq Ft



UNIT 2 ELDER COURT, LIONS DRIVE, BLACKBURN, LANCASHIRE, BB1 2QS

- Easy access to J5 of M65
- Competitive rental
- Includes 33% office accommodation
- Good quality specification



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Location

Elder Court is situated adjacent to Junction 5 of the M65 motorway on the popular Shadsworth Business Park on the edge of Blackburn.

Description

Elder Court comprises a series of high quality two storey business/office/hybrid units with ample on-site parking and loading facilities.

The property provides ground floor workshop accommodation accessed via a roller shutter door.

The first floor provides spacious open plan office accommodation benefiting from aluminium frames double glazed windows, suspended ceiling incorporating recessed lighting and gas fired central heating.

WC facilities are available at ground and first floor level.

Externally there is a large shared yard.

Accommodation

The accommodation is arranged as follows:

Ground Floor Workshop 2,786 sq.ft

First Floor Offices 1,394 sq.ft

Total 4,181 sq.ft

Lease Terms

The property is available by way of a new lease on full repairing terms for a minimum period of 5 years.

The rent to be paid quarterly in advance and exclusive of the costs of occupation which include business and water rates, electricity and gas.

The tenant will also pay a service charge(details to be confirmed) and the building insurance (£0.23 p per sq.ft)

Rating

From the Valuation Office Agency rating list, as published on the internet, we are advised that the property is assessed at a rateable value £31,000 with rates payable will be in the region of £13,400.

Legal Costs

Each Party to pay their own costs

VAT

VAT is applicable to the figures quoted in these particulars

Services

All mains services are available to the premises including 3 phase power.

EPC

An EPC is available on request

Planning

Light industrial/office use is permitted within the development.

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

£37,630 Per Annum

Viewing

Strictly through agents

Taylor Weaver

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