

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



UNIT 24 THE HUB COMMERCIAL ROAD BLACKBURN INTERCHANGE DARWEN BB3 0FL

- Modern light industrial business unit with offices.
- Popular location adjacent to Junction 4 M65.
- Net Floor Area 1,300 sq. ft.
- Immediate availability.

LOCATION

Situated on The Hub development at Junction 4, M65 of the Blackburn Interchange Motorway Services. It is in an excellent strategic position for the national motorway network and access to the surrounding Boroughs of Blackburn, Preston, Burnley, Rossendale and Manchester which is approximately a 30 minute drive.

DESCRIPTION

A mid-terrace business unit which has been reconfigured to provide a ground floor workshop with rear office, W.C. and kitchen area. A mezzanine floor has been installed to provide an open plan office with two rear private offices/meeting rooms.

The original roller shutter has been replaced with a glazed frontage surrounded by feature brickwork. It is thought the unit would be of particular interest to small to medium sized businesses requiring product storage and administration offices. Viewings are already being undertaken.

ACCOMMODATION

Ground Floor 675 sq. ft.

First Floor
Offices 625 sq. ft.

SERVICES

All mains services are available with the exception of gas. There is a three-phase electricity supply.

RATING

The 2026 Rateable Value is £7,700. Prospective tenants may be entitled to Small Business Rate Relief and enquiries should be made to Blackburn with Darwen Council Rates Department on 01254 585585.

PLANNING

Suitable for light industrial and office use under Class E, B2 and B8 of the Use Classes Order. It would be the tenant's responsibility to establish if their intended use is acceptable to the local planning authority.

LEASE

Available for a term of 3 years or longer on a full repairing and insuring basis.

RENTAL

£8,750 per annum (£168.27 per week)

VAT

We are informed that VAT is **NOT** applicable to the rental.

SERVICE CHARGE AND BUILDINGS INSURANCE

A service charge is levied for the repair and maintenance and upkeep of the communal areas of the site. This is approximately £650 per annum plus VAT. The landlord will insure the building and recoup the cost directly from the tenant.

ENERGY PERFORMANCE CERTIFICATE

Energy Rating C (61).

LEGAL COSTS

Each party to be responsible for their own legal costs.

MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful tenant will be requested to provide two forms of identification and details of the source of funding.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.

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