

Secure Yard, Roman Road, Blackburn, BB1 2LD

**TO LET**



## TO LET

Use - Commercial Land

Size - 1.20 Acres

Rent - £45,000 per annum plus VAT.

- TO LET – Secure 1.2-Acre Compound
- Available for Immediate Lease
- Located on Roman Road, with convenient connectivity.
- Lease available without security of tenure.
- Additional information available upon request.



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

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### Location

Positioned within the prestigious Davyfield Business Park, this highly sought-after site is just 2 miles southeast of Blackburn town centre and offers convenient access to Junction 5 of the M65 motorway.

This location is home to many established businesses, including Accrol Papers, Pentland Distribution, Staci, and Steel Dynamics, making it an exceptional location for any business seeking visibility and convenience.

### Description

The compound is fully secure, featuring robust perimeter fencing and gated access, perfectly suited for a variety of secure storage needs. Access onto the site is via with double sided entry gates which are manually operated.

### Accommodation

The site extends to a total of 1.2 acres / 0.48 hectares.

### Tenure

Leasehold.

### Rental

£45,000 per annum plus VAT.

### Lease Terms

The property is available on a new lease for a term to be agreed. Rent will be payable quarterly in advance.

Lease to be granted outside of the landlord and tenant act security provisions. Further details available on request.

### Rating

Site to be assessed by VOA. Further details available on request.

### Legal Costs

Each party to be responsible for their own legal costs.

### Services

Detail available on request

### Anti Money Laundering

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.

### Viewing

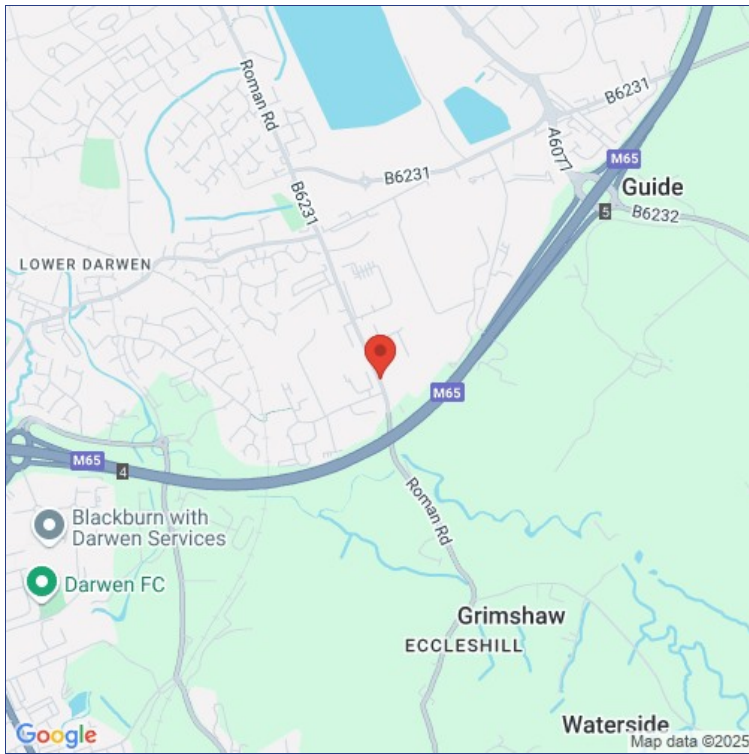
Strictly via sole agent Taylor Weaver

James Taylor

Director

Tel: 01254 699 030

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