

Warehouse A, Roman Road, Blackburn, BB1 2LD

**TO LET**



## TO LET

Use - Industrial

Size - 20,000 Sq ft

Rent - £200,000 per annum plus VAT.

- NEW BUILD DETACHED INDUSTRIAL DEVELOPMENT
- 20,000 SQ. FT / 1,858 SQ. METRES
- Established business location
- Close to junction 5 of the M65 motorway
- Brand new build



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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### Location

The property is located in the highly sought-after Davyfield Business Park, conveniently positioned near Junction 5 of the M65 motorway, just 2 miles southeast of Blackburn town centre.

This thriving business location boasts a distinguished list of tenants, including Accrol Papers, Pentland Distribution, Staci, and Steel Dynamics, making it an ideal location for businesses seeking a prestigious and accessible address.

### Description

The property will be constructed with a steel portal frame and finished with double-skin profile steel cladding, complemented by feature brickwork and glazing on the front elevations, ensuring a modern and professional appearance.

Loading access will be provided via two electronically operated roller shutter doors at the front, leading to a spacious service yard designed for efficient operations and ample maneuvering space.

Internally, the property offers a generous 6-metre eaves height, providing flexibility for a variety of uses. Additionally, an allowance for office space is included, with the layout and specifications tailored to meet the requirements of the occupier.

### Accommodation

The property will be measured in accordance with RICS Regulations on a gross internal area basis and will extend to 20,000 Sq.ft / 1,858 Sq. metres.

### Tenure

Leasehold.

### Rental

£200,000 per annum plus VAT.

### Lease Terms

The property is available on a new lease for a minimum term of 10 years, offered on full repairing and insuring (FRI) terms. Rent will be payable quarterly in advance and will be exclusive of occupation costs, including business rates, water rates, electricity, and other utilities.

### Rating

The property will require assessment upon completion of the build. Further details are available on request.

### Legal Costs

Each party to be responsible for their own legal costs.

### Services

All mains services will be available including 3 phase power. Further details are 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

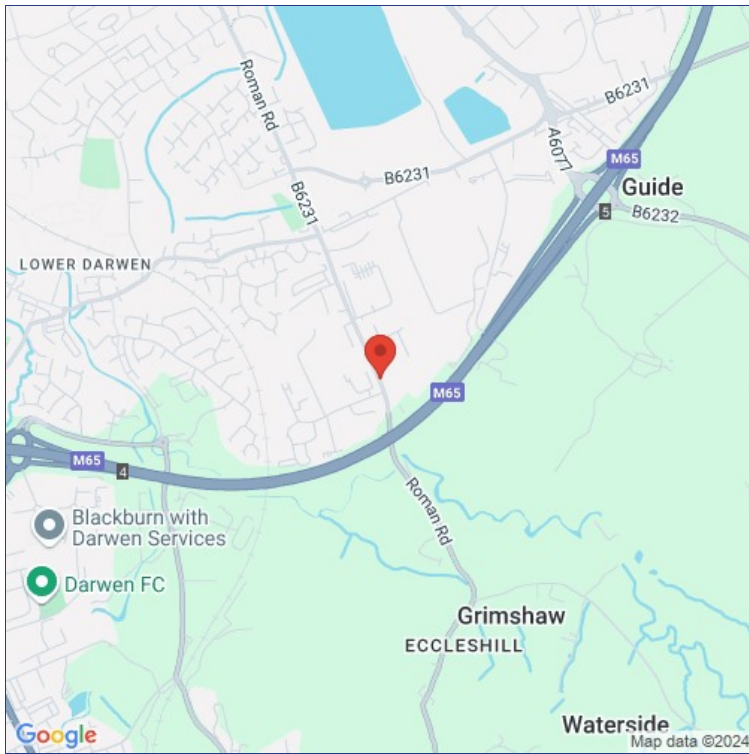
Strictly via sole agent Taylor Weaver

James Taylor

Director

Tel: 01254 699 030

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