

Elder Court Workshop Units, Lions Drive, Shadsworth Business Park, Blackburn, BB1 2QS

TO LET



TO LET

Use - Industrial

Size - 1,654 - 1,662 Sq ft

- High Quality Workshop/Industrial/Business Units
- Excellent location adjacent to J5 of M65
- Flexible lease terms with annual break clauses



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

Elder Court Workshop Units, Lions Drive, Shadsworth Business Park, Blackburn, BB1 2QS

Location

The units are situated on the popular Elder Court development on Shadsworth Business Park, adjacent to Junction 5 of the M65 motorway.

Description

Elder Court comprises a modern high quality business park situated on the established Shadsworth Business Park.

The units are of steel portal frame construction with profile steel cladding to the front and to the roof.

The larger units (1,650 sq.ft plus) have the benefit of a small office and WC facilities. The smaller units have WC facilities but no office.

Accommodation

The following units are available:

Unit	Size (sq.ft)	Rent (pa)	Service Charge (pa)	Availability
10	1,662	£20,360	£1,546	September
20	1,654	£20,270	£1,539	August

Lease Terms

3 year tenancy agreements are available incorporating annual break clauses.

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

All figures are subject to VAT at the prevailing rate and the rent/service charge will include annual increases. Further details on request.

Deposit

A deposit will be required in advance. Further details on request.

Rating

As the majority of Rateable Values on the development are below the small business rates threshold of £12,000 RV, eligible businesses may be able to claim full business rate relief.

Full details on request.

VAT

VAT is applicable.

Services

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

EPC

EPCs are available for the individual units on request.

Administration Fee

An administration fee of £150 plus Vat is charged in respect of a credit check and preparation of the tenancy agreement.

Viewing

Strictly through agents
Taylor Weaver
(Rebecca Weaver)
01254 699030

