

India Mill, Furthergate Business Park, Harwood Street, Blackburn, BB1 3BD

**TO LET**



## TO LET

Use - Industrial

Size - 5,500 - 153,226 Sq ft

Rent - On application.

- High Quality Warehouse/ Industrial Units
- Excellent location close to junction 6 of the M65 motorway
- Available for immediate occupation



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

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## India Mill, Furthergate Business Park, Harwood Street, Blackburn, BB1 3BD

### Location

The property is situated on the established Furthergate Business Park, situated midway between both junction 6 of the M65 motorway and Blackburn town centre.

### Description

India Mill is a modern, large manufacturing and distribution facility suitable for single occupancy.

It provides a series of buildings all of steel portal frame construction with eaves height ranging from 5.2 metres up to 9.7 metres.

The site has a large power supply, ample on site parking and vehicle turning areas.

In addition there is a two-storey office section of good quality construction including carpet tile floors, led lighting, cellular and private offices together with canteen and w.c facilities.

### Accommodation

We are advised that the areas are as follows:

Unit 1 (Whole Site)	Ground Floor	Warehouse Production	127,713 sq. ft
		Offices	8,976 sq. ft
	First Floor	Offices	12,704 sq. ft
		Maintenance	3,833 sq. ft
	Total		153,226 sq. ft
Unit 2	Ground Floor	Warehouse	5,500 sq.ft
Unit 3	Ground Floor	Warehouse	8,879 sq.ft
Unit 4	Ground Floor	Warehouse	7,000 sq.ft

### Rental

On application.

### Lease Terms

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

All rent is to be paid monthly in advance and exclusive of the cost of occupation which include business and water rates, electricity and gas.

### Deposit

A deposit may be required, subject to status.

### Legal Costs

Each party is to be responsible for their own legal costs.

### VAT

VAT is applicable to figures quoted in these particulars.

### Services

All mains services are available to the property including four transformers on site each rated at 1,000 Kva running a 6.6 kV system.

### EPC

An EPC is available on request.

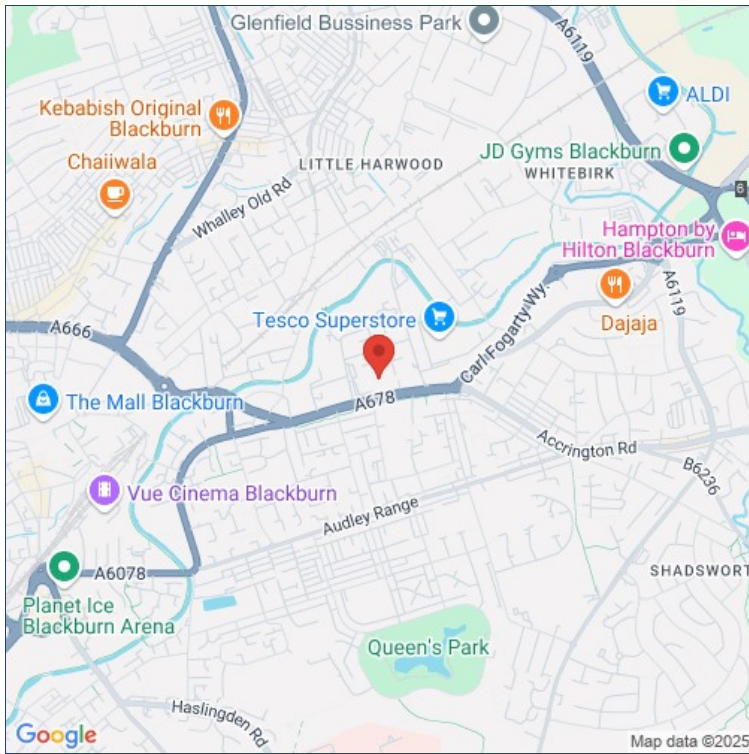
### Planning

Industrial uses will be permitted.

### Viewing

Strictly via sole agent Taylor Weaver  
Neil Weaver MRICS  
Tel: 01254 699 030

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