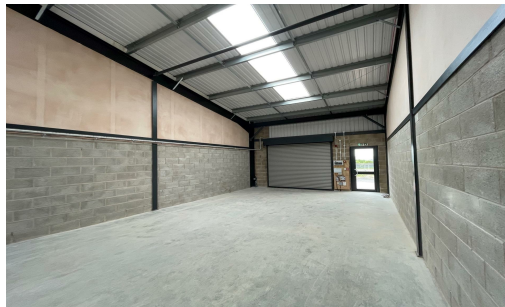


Momentum Business Centre, Haslingden Road, Blackburn, BB1 2NF



# FOR SALE or TO LET

Use - Industrial, Office, Investment  
Size - 650 - 3,400 Sq ft  
Rent - £9,500 pa for 650 sq.ft £12,000 pa for 850 sq.ft  
Price - £134,950 for 650 sq.ft £169,950 for 850 sq.ft

- High Quality New Business Units
- Suitable for owner occupiers, tenants and/or investors
- Photos give indication of typical units to be constructed



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Momentum Business Centre, Haslingden Road, Blackburn, BB1 2NF

### Location

Momentum at Blackburn is located on Roundhouse Way just off Haslingden Road, close to its junction with Blackamoor Road, and within 400 yards of Junction 5 of the M65 motorway.

Neighbouring business parks include Shadsworth Business Park and Walker Industrial Estate, both of which are modern industrial estates.

Neighbouring occupiers include The Willows public house and hotel, Everlast Gyms, Soccerdome/ trampoline centre and Starbucks.

### Description

The development by Roundhouse Properties will comprise modern industrial/business units constructed in short terraces, on a steel portal frame, with brickwork walls and insulated profile steel cladding to both walls and roof including double skin translucent roof panels above.

Access to each unit will be either via a manual roller shutter door or glazed entrance way (dependent on clients requirements) and internally the unit will comprise solid concrete floor and toilet facilities.

The units can be used either for light industrial or office purposes, with the internal fit out being the responsibility of the purchaser/tenant.

Allocated parking will be available fronting each unit.

### Accommodation

Block E/F - Eights Units of 650 sq.ft upwards

Block M -Four units of 850 sq.ft upwards

Combination of units can be offered.

### Price

£134,950 for 650 sq.ft

£169,950 for 850 sq.ft

### Tenure

999 year lease subject to a peppercorn ground rent

### Rental

£9,500 pa for 650 sq.ft

£12,000 pa for 850 sq.ft

### Lease Terms

Further details on application

### Service Charge

A service charge will be levied on the estate to cover the costs of landscaping areas, gritting, external lighting, etc. Full details on request

### Rating

Each unit will be assessed on occupation. Full details on request

### EPC

An EPC will be available on completion

### VAT

VAT will be charged at the prevailing rate

### Money Laundering Regulations

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.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

### Services

All mains services, with exception of gas, will be connected to the property.

Single phase electricity and water will be provided to a meter point within the building.

### Planning

E(g)(iii) (Industrial processes) uses will be permitted. Other uses may be considered. Further information on request.

Interested parties are recommended to contact Blackburn with Darwen Borough Council to discuss their proposed uses in greater detail.

### Viewing

Strictly through agents

Taylor Weaver

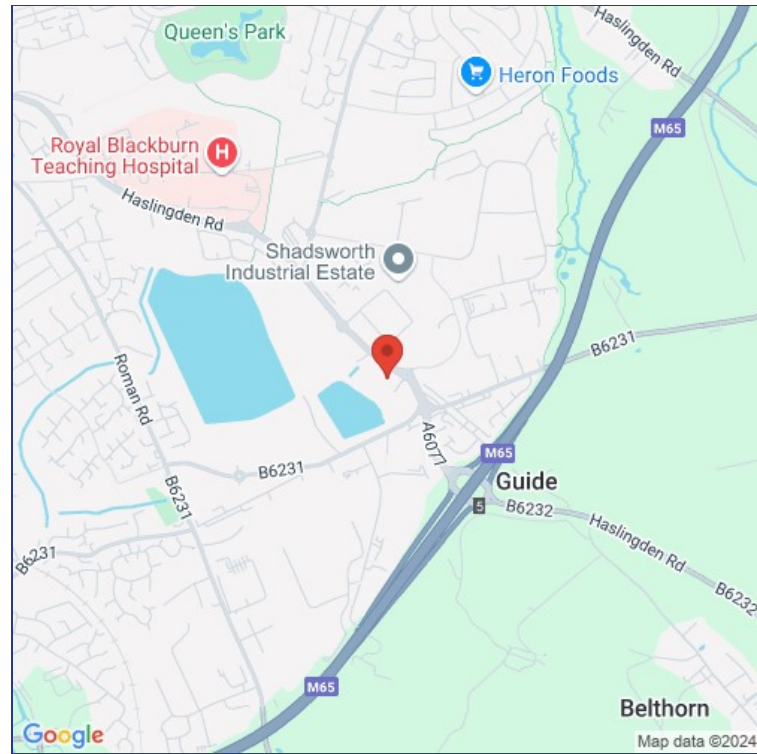
(Neil Weaver)

01254 699030

or

## Momentum Business Centre, Haslingden Road, Blackburn, BB1 2NF

Robert Pinkus and Company  
(Danny Pinkus)  
01772 769000



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