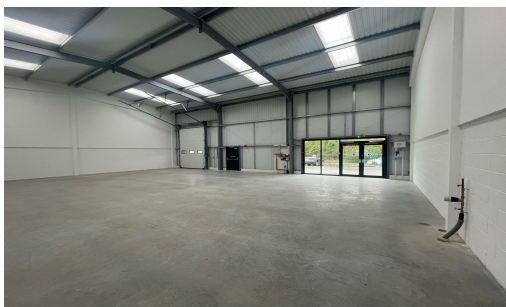


Phase 2, Mill Bank Business Park, Lower Eccleshill Road, Lower Darwen, Blackburn,
BB3 0SN



FOR SALE or TO LET

Use - Industrial

Size - 2,000 - 16,500 Sq ft

Rent - From £10.00 per sq. ft.

Price - From £330,000.

- High Quality Industrial / Warehouse Units
- Available late Summer 2026
- Next to junction 4 of the M65 motorway
- *PHOTOS SHOW UNITS IN PHASE ONE*



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

Phase 2, Mill Bank Business Park, Lower Eccleshill Road, Lower Darwen, Blackburn, BB3 0SN

Location

The development is located at the junction of Paul Link Way, Greenbank Terrace and Lower Eccleshill Road in an established commercial area to the South of Blackburn.

Neighbouring occupiers include Brewers Fayre/Premier Inn, Bestway Cash and Carry, Howdens Joinery and Wheelbase Engineering.

Access to the M65 motorway is via junction 4 which lies within 800 metres.

Description

Phase 2 at Millbank Business Park will comprise a series of high quality industrial and warehouse units constructed to the following specification:

- * Steel portal frame construction
- * Minimum eaves height of 6 metres
- * Solid concrete floor
- * 30kn per sq. metre
- * Electric sectional up and over door

To the front of the properties are loading and parking areas within landscaped grounds.

Accommodation

The accommodation is as follows:

Unit	Size	Purchase Price	Rent
Unit A	2,000 Sq.ft	UNDER OFFER	£11.00 per sq.ft
Unit B	2,000 Sq.ft	£330,000	£11.00 per sq.ft
Unit C	2,000 Sq.ft	£330,000	£11.00 per sq.ft
Unit D	2,000 Sq.ft	£330,000	£11.00 per sq.ft
Unit E	2,000 Sq.ft	£330,000	£11.00 per sq.ft
Unit F	16,500 Sq.ft	£2,400,000	£10.00 per sq.ft

It is possible to combine the smaller units to provide units up to 10,000 sq.ft

Price

From £330,000.

Tenure

Freehold in the footprint of the units. Further details to be provided.

Rental

From £10.00 per sq. ft.

Lease Terms

The units are available by way of new leases for a minimum period of 5 years with the leases held on full repairing and insuring terms.

The ingoing tenant will be responsible for the usual occupiers costs to include business and water rates, electricity and gas.

Service Charge

To be confirmed.

Legal Costs

Each party is responsible for their own legal costs.

Rating

To be assessed upon occupation. Further details available on request.

EPC

An EPC will be available on completion of the unit.

VAT

VAT is applicable to figures quoted in these particulars.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants 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.

Availability

The units will be available in late summer 2026.

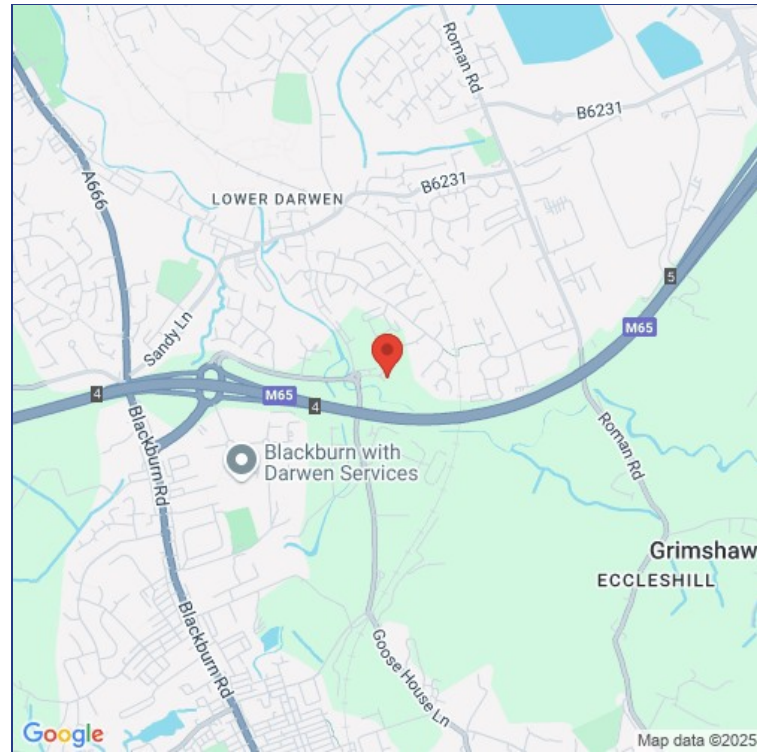
Services

It is understood that all mains services will be connected to the properties.

Phase 2, Mill Bank Business Park, Lower Eccleshill Road, Lower Darwen, Blackburn, BB3 0SN

Viewing

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



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.