

Unit 1, Bruce Street, Blackburn, BB1 3EE

**TO LET**



## TO LET

Use - Industrial

Size - 1,517 Sq ft

Rent - £15,500 per annum plus VAT payable  
monthly in advance.

- TO LET - High Quality Industrial Unit
- 1,517 sq.ft / 140 sq. m.
- Available immediately
- 6 metre eaves
- £15,500 p.a. + VAT



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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

Telephone: 01254 699030

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## Unit 1, Bruce Street, Blackburn, BB1 3EE

### Location

The premises are located close to the junction of Bruce Street and Harwood Street, in an established industrial location within the Furthegate Industrial Estate, Blackburn.

Neighbouring occupiers include Haworths Timber and Building Supplies and Graham & Brown. Access to the national motorway network is via Junction 6 of the M65 which lies with 0.5 miles of the building.

### Description

The development comprises 6 units, each measuring 1,517 sq.ft.

The unit is constructed on a steel portal frame with insulated profile steel cladding to both walls and mono pitched roof including translucent roof panels.

Double glazed aluminum framed glazing is present to both ground and first floor levels.

Access is via 5m wide x 5m high electrically operated loading doors.

Internally the unit comprises solid concrete floor, blockwork internal walls and minimum internal headroom of 20ft.

The unit also benefits for an office, kitchenette and toilet facilities.

Parking and loading is available fronting the unit and the entire development includes perimeter palisade security fencing.

### Accommodation

We have the gross internal floor area of the unit to be 1,517 sq. ft.

### Rental

£15,500 per annum plus VAT payable monthly in advance.

### Lease Terms

The premises to be let by way of a minimum 3 year tenancy, with the tenant to occupy on full repairing and insuring terms and to be responsible for the usual occupier's costs, to include business and water rates, electricity and gas (if applicable).

A rental deposit equating to 3 months rental to be held for the duration of the tenancy.

### Service Charge

Service charge and insurance will be payable for maintenance of the shared areas of the estate. Further details on request.

### Rating

The property has a rateable value of £12,000. This means that no business rates would be payable for qualifying businesses. Further details on request.

### Legal Costs

Each party to be responsible for their own legal costs involved in the transaction.

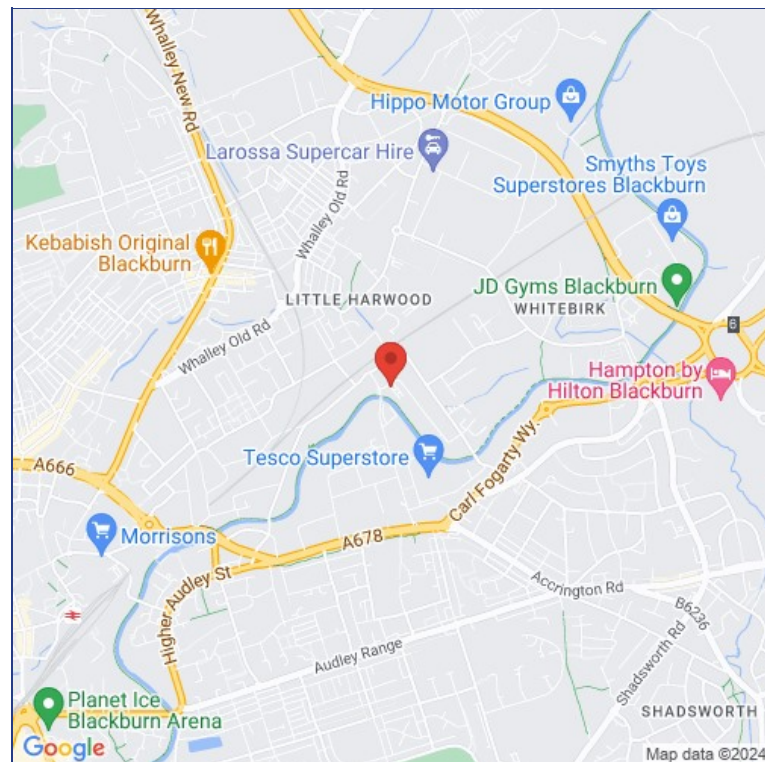
### Services

All mains services will be connected to the property

### Viewing

Strictly through sole agents

Taylor Weaver  
(James Taylor)  
01254 699030



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