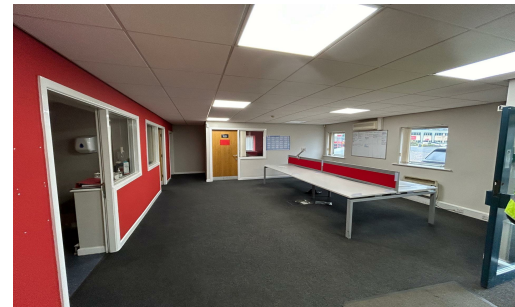


Unit 1, Walker Industrial Park, Guide, Blackburn, BB1 2QE

TO LET



TO LET

Use - Industrial

Size - 26,642 Sq ft

Rent - On application.

- GOOD QUALITY HIGH BAY WAREHOUSE FACILITY WITH OFFICES
- Excellent location close to junction 5 of the M65 motorway
- Available for occupation early 2025
- Large power supply



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

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Location

The property is situated at the lower end of Walker Road on the Walker Park Industrial Estate adjacent to junction 5 of the M65 motorway.

Neighbouring occupiers include Staci Limited, Pentland Distribution, Sally Distribution and Perspex Limited.

Description

The property comprises a high bay warehouse building with single storey offices extending to 26,642 sq.ft.

It is of single bay steel portal frame construction with profile walls and roof which also incorporates translucent roof panels.

The office accommodation has the benefit of gas central heating, double glazed windows, carpet tiled floors and is sub-divided to provide a series of open plan and private offices together with w.c and amenity facilities.

The warehouse to the rear is of steel portal frame construction with an eaves height of approximately 7.85 metres.

It has 3 roller shutter doors, extensive craneage (full details on request), solid concrete floor and a large power supply up to 1,000 kVA.

Externally there is a shared loading area together with private parking.

Accommodation

The property has the following areas:

Ground Floor	Offices	2,072 sq.ft
	Warehouse	24,570 sq.ft
Total		26,642 sq.ft

Rental

On application.

Lease Terms

The property is available by way of a sub-lease/assignment until March 2029. There is an outstanding rent review in March 2022 and 2027

The lease will be held on full repairing and insuring terms with the tenant responsible for the usual occupier costs to include business and water rates, electricity and gas.

Service Charge

A service charge is levied on occupiers on the estate. The service charge is £12,483.84 per annum including VAT

Building Insurance

The landlord will insure the property and charge the premium to the tenant. The building insurance is £4,111.34 including VAT

Rating

The ratable value of this property is £104,000 with rates payable expected to be in the region of £52,000.

Legal Costs

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

VAT

VAT is applicable.

Services

All mains services are connected to the property. The property has the benefit of a large incoming electricity supply of 1,000 kVA.

EPC

The property previously had an energy rating assessment of C (56), however this expired in October 2023 and a new energy assessment will be required.

Viewing

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

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