

Unit 2, Clarendon Works, Clarendon Road, Blackburn, BB1 9SS

TO LET



TO LET

Use - Industrial, Office

Size - 3,475 Sq ft

Rent - £15,000 per annum (NO VAT).

- Offices and Workshop with Private Yard
- Rental - £15,000 per annum (NO VAT)
- Available immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

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Location

The premises are located off the A666 (Whalley New Road) in an established industrial/residential area on the edge of Blackburn town centre.

Junction 6 of the M65 motorway is approximately 2 miles from the subject premises (please see location plan included within these particulars).

Description

Unit 2 Clarendon Road Works is a detached workshop with office accommodation and a private yard towards the rear. It has been found to be in a reasonable state of repair.

The offices are separated into a series of smaller, private rooms with air conditioning throughout, suspended ceilings and carpeted floors. There is also the benefit of w/c and kitchen facilities.

Towards the rear of the building there is an open plan workshop underneath a northlight style roof which again has been found to be in good condition. This is accessed via the private road to the side of the building, which leads onto a relatively large tarmac surfaced yard area which is accessed via a double opening pedestrian door.

Accommodation

We have measured the property on a gross internal area basis as follows:

Offices	2,531 sq.ft
Workshop	944 sq.ft
Total	3,475 sq.ft

Rental

£15,000 per annum (NO VAT).

Lease Terms

Available by way of a new FRI lease for a minimum period of 3 years.

Building Insurance

Landlord to be responsible for insuring the building and will recharge to the tenant. Further details are available on request.

Rating

Available on request.

Legal Costs

Each party to be responsible for their own legal costs.

Services

All mains services are connected to the property.

Viewing

Strictly via sole agent Taylor Weaver

James Taylor

Director

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