

Unit 2, Lions Drive, Shadsworth Business Park, Blackburn, BB1 2QS

TO LET



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Use - Industrial

Size - 6,180 Sq ft

Rent - £42,000 per annum.

- Quality Modern Industrial/Warehouse Unit
- Established industrial/business location
- Close to J5 of the M65 motorway



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

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Location

The property is situated on the established Shadsworth Business Park, situated next to Junction 5 of the M65 motorway on the edge of Blackburn.

The property occupies a prominent location with frontage to Lions Drive, just off the Beehive Roundabout.

Description

The property comprises a modern steel portal frame industrial/warehouse unit with offices extending to 6,180 sq.ft.

The property has an eaves height of around 6m and has the benefit of offices, WC facilities and mezzanine floor.

Externally there is a car park with loading and turning areas.

Accommodation

The accommodation is arranged as follows :

		Sq. Ft.	Sq. M.
Ground Floor	Workshop/warehouse area	4,220 sq. ft.	39.2 sq. m.
Mezzanine	Storage (incl. offices)	1,960 sq. ft.	182.1 sq. m.
Total		6,180 sq. ft.	574.3 sq. m.

Rental

£42,000 per annum.

Lease Terms

The premises are available by way of a new lease on full repairing terms for a minimum period of 5 years.

The rent is to be paid quarterly in advance. The rent is exclusive of the costs of occupation, which include business and water rates, electricity and gas.

Rating

From the Valuation Office Agency rating list, as published on the internet, we are advised that the property is assessed at rateable value £25,500

Business rates payable is likely to be in the region of £12,500. Further details on request.

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs.

VAT

The rent is subject to VAT at the prevailing rate.

Services

It is understood that all mains services are available to the premises, including 3 phase power.

EPC

The property has an EPC of C (68)

Planning

The property has planning consent for its existing use as a warehouse and distribution centre with some ancillary manufacturing.

It is recommended that interested parties contact the Local Planning Authority to discuss their proposed use in greater detail.

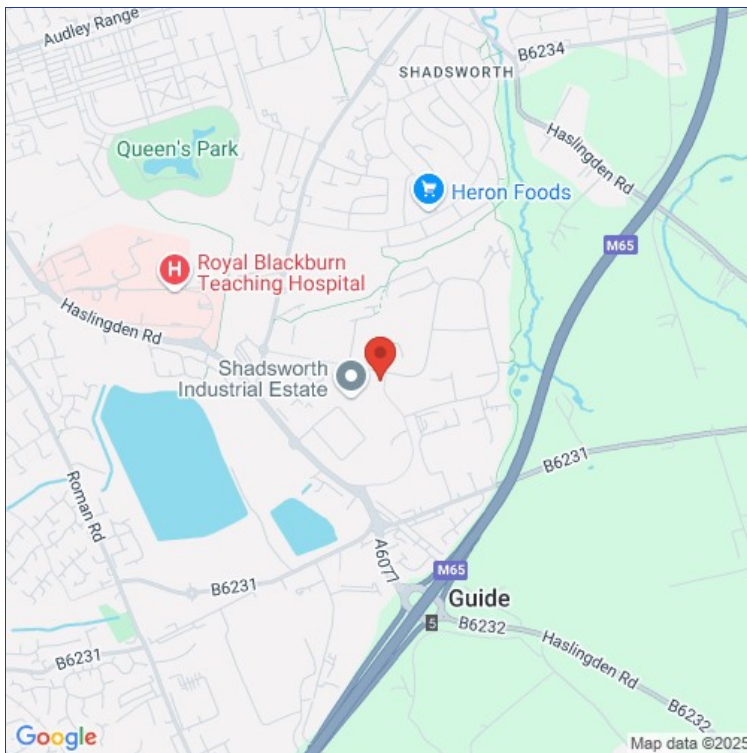
Insurance

The landlord will insure the premises and charge the premium to the tenant. Further details on request

Viewing

Strictly through agents
Taylor Weaver
(Neil Weaver)
01254 699030

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