

Unit 4, Vale Mill Business Park, Vale Street, Blackburn, BB1 9QJ

**TO LET**



## TO LET

Use - Industrial

Size - 4,264 Sq ft

Rent - £30,000 per annum.

- Modern Industrial Unit with Offices
- Excellent location close to Blackburn Outer Ring Road
- Good access to Junction 6 M65 motorway



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## Unit 4, Vale Mill Business Park, Vale Street, Blackburn, BB1 9QJ

### Location

The property is situated on Vale Mill Business Park, in a mixed industrial and residential area just off the A6119 (Blackburn Outer Ring Road), which has direct access to Junction 6 of the M65 motorway.

### Description

Vale Mill Business Park comprises a development of modern high quality industrial units built approximately 20 years ago.

Unit 4 comprises a steel portal frame building with an eaves height of approximately 6m and incorporates a single story office/amenity block.

The unit has the benefit of a large roller shutter door, solid concrete floor, lighting and external parking for 4 vehicles.

### Accommodation

The accommodation is arranged as follows :

Dimensions	Area
20.542 m x 19.295 m	4,264 sq.ft (396.36 sq.m)

### Rental

£30,000 per annum.

### Lease Terms

The property is available by way of a new lease on Full Repairing and Insuring terms for a minimum period of 3 years. The rent will be paid quarterly in advance and exclude the usual costs of occupation, such as business and water rates, electricity and gas.

The rent may be subject to VAT at the prevailing rate.

### Service Charge

The tenant to contribute towards the upkeep of the common areas and landscaped areas by way of a service charge. Full details on request.

### Rating

The property has a Rateable Value of £18,500 with rates payable in the region of £9,000

### Legal Costs

Each to pay their own costs.

### Services

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

### EPC

An EPC is available upon request.

### Planning

Most B1, B2 & B8 would be allowed although interested parties are recommended to contact the Planning Department to discuss their proposed use in greater detail.

### Insurance

Landlord to insure the building and charge the premium to the tenant on a pro rata basis.

### Viewing

Strictly through agents  
Taylor Weaver  
(Neil Weaver)  
01254 699030

