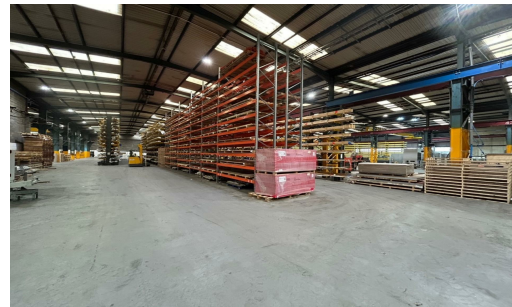
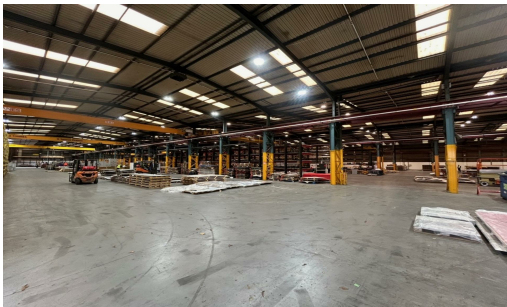


Unit 8, Walker Industrial Park, Guide, Blackburn, BB1 2QE

TO LET



TO LET

Use - Industrial

Size - 99,362 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 substantial manufacturing/warehouse facility with ancillary offices extending to 99,362 sq.ft.

It is of 5 bay steel portal frame construction with steel profile clad walls and roof which also incorporate translucent roof panels.

The offices to the front provide two storey open plan space with ancillary amenity facilities and the benefit of gas fired central heating, LED lighting and carpet tile floors.

The manufacturing space to the rear has an eaves height of 7.85 metres, extensive craneage (full details on request), concrete floor and numerous loading doors.

Externally there is a large secure yard to the side and dedicated car parking to the front.

Accommodation

Ground Floor	Offices	3,701 sq.ft
	Warehouse	90,545 sq.ft
	W.C / amenity block	1,415 sq.ft
First Floor	Offices	3,701 sq.ft
	Total	99,362 sq.ft

Rental

On application.

Lease Terms

The property is available by way of a sub-lease/assignment until 6th January 2033. There is a rent review in January 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 £45,596.48 per annum, including VAT

Building Insurance

The landlord will insure the property and charge the premium to the tenant. The building insurance is £14,087.18 per annum, including VAT

Rating

The ratable value of this property is £397,500 with rates payable expected to be in the region of £200,000.

Legal Costs

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

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 has an energy rating assessment of D (95) which expires November 2030.

Viewing

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

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