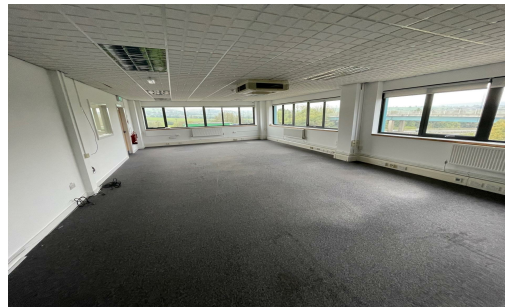


Unit 9, Walker Industrial Park, Guide, Blackburn, BB1 2QE

TO LET



TO LET

Use - Industrial

Size - 11,894 Sq ft

Rent - On application.

- GOOD QUALITY MODERN HIGH BAY WAREHOUSE FACILITY WITH OFFICES
- Excellent location close to junction 5 of the M65 motorway
- Available for occupation early 2025
- Ample on site parking



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 and highly visible to junction 5 of the M65 motorway.

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

Description

The property comprises a detached, modern industrial/warehouse facility with two-storey offices extending to 11,894 sq.ft.

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

The two-storey offices have the benefit of lighting, double glazed windows, gas central heating, carpet tiled floors and w.c/amenity facilities.

The warehouse to the rear has the benefit of an eaves height of approximately 6.7 metres, two large roller shutter doors, concrete floor, a 5 tonne crane and a gas space heater.

Externally, in front of the offices there is parking with secure large yard to the front of the warehouse area.

Accommodation

Ground Floor	Offices	1,456 sq.ft
	Warehouse	8,610 sq.ft
First Floor	Offices	1,828 sq.ft
TOTAL		11,894 sq.ft

Rental

On application.

Lease Terms

The property is available by way of a sub-lease/assignment until 24th March 2030. There is a rent review in March 2025

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 £226.04 per annum including VAT.

Building Insurance

The landlord will insure the property and charge the premium to the tenant. The building insurance is £3759.85 per annum including VAT

Rating

The rateable value of this property is £56,500 with rates payable expected to be in the region of £28,000.

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.

EPC

The property has an energy rating assessment of C (64) which expires in September 2031.

Viewing

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

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