

Unit A3 Hurstwood Court, Mercer Way, Shadsworth Business Park, Blackburn, BB1 2QU

TO LET



TO LET

Use - Industrial

Size - 6,610 Sq ft

Rent - £50,000+ VAT pa.

- TO LET - Modern Industrial/Warehouse Unit
- 6,610 sq.ft. / 614 sq. m.
- Modern steel portal frame accommodation
- Secure gated site with perimeter fencing
- Available for occupation Feb 2025



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

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Location

The property is located on the highly sought-after Shadsworth Business Park, just minutes from Junction 5 of the M65 motorway. The site offers excellent visibility from the motorway and is home to a diverse range of businesses, including Europlast Limited, Thwaites, RPC Containers, and Rock Door.

Description

This modern industrial/warehouse unit, constructed in 2003, provides 6,610 sq.ft. of quality space, including a 1,000 sq.ft. mezzanine.

Key Features:

Eaves height: 19'10" to the underside of the haunch
 Access: Electrically operated roller shutter door and personnel doors
 Construction: Feature brickwork and horizontal composite cladding
 Facilities: WC and kitchen facilities
 Office Space: Ground and first-floor offices finished to a high standard

The unit is suitable for a variety of industrial and warehouse uses and offers exceptional convenience, located just minutes from the M65.

Accommodation

The accommodation is arranged as follows.

Ground Floor	Warehouse and Offices	5,000 sq.ft	464 sq.m
First Floor	Offices	610 sq.ft	57 sq.m
Mezzanine		1,000 sq.ft	93 sq.m
Total		6,610 sq.ft	614 sq.m

Rental

£50,000+ VAT pa.

Lease Terms

The property is available by way of a new FRI lease for a minimum period of 5 years.

Service Charge

Service charge is £2,700 per annum and building insurance is £1,650 per annum. The service charge includes CCTV, grounds maintenance, common area electricity and management.

Deposit

A deposit is required

Rating

The current rateable value is £29,250 therefore rates payable will be in the region of £14,595 per annum.

Legal Costs

The ingoing tenant is to be responsible for the landlord's reasonable legal costs, including any VAT.

Services

The unit has the benefit of all mains services, including three-phase power.

EPC

An EPC is available on request

Planning

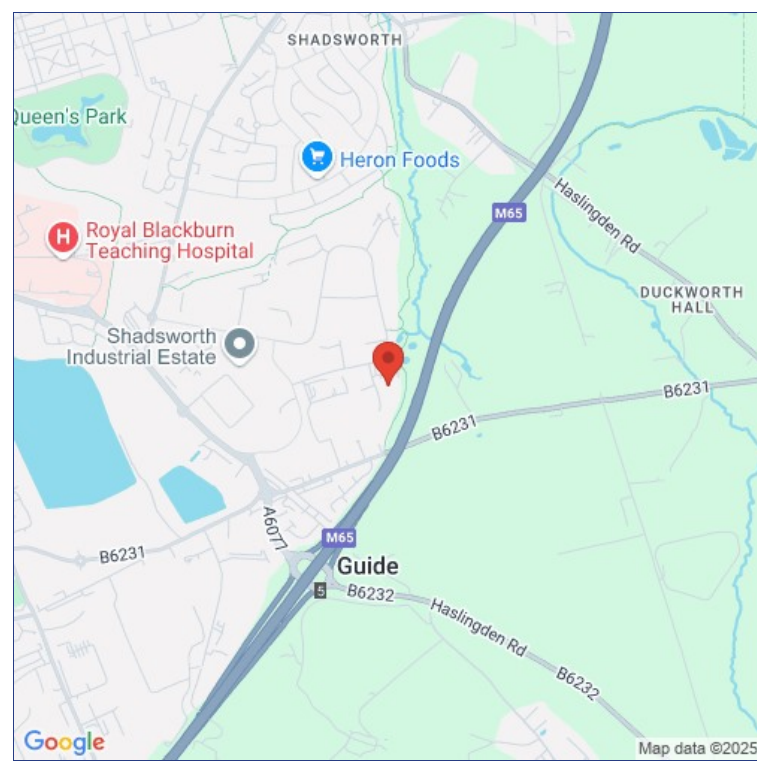
It is understood that all uses within Classes B1, B2 and B8 (light industrial, general industrial and warehousing) will be permitted.

Viewing

STRICTLY THROUGH SOLE AGENTS:

Taylor Weaver
 James Taylor
 Telephone 01254 699030

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