

Victoria Works, Bonsall Street, Blackburn, BB2 4DD

TO LET



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Use - Industrial

Size - 7,150 - 49,650 Sq ft

Rent - From £3.00 per sq.ft plus Vat, subject to size

- Manufacturing/Storage Units
- Competitive rentals
- Currently being refurbished
- Ready of occupation Q3 2025



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 in the suburb of Mill Hill, approximately 2 miles from Blackburn town centre.

It has good access to both Junctions 3 (approx. 3 miles) and 4 (approx. 2 miles) of the M65 motorway, which connects to the M6 and M61 motorways at Walton Summit, Preston.

Description

The property comprises predominantly single storey industrial/manufacturing accommodation with offices.

It is constructed predominantly of brick work walls under multi bay roof.

The working height ranges from 3.3m to 4.44m and it has the benefit of electricity, gas and mains water.

There are numerous roller shutter doors from the building to the yard/street and parking is available externally.

The property is being refurbished to include partial re-roofing, new lighting and redecoration. Works are expected to be complete in Q3 of 2025.

Accommodation

Unit	Size	Rent
1	12,500 sq.ft	£50,000 pa
2	30,000 sq.ft	£90,000 pa
3	7,150 sq.ft	£28,600 pa

It is possible to combine units to provide up to 49,650 sq.ft. The rent would be in the region of £150,000 pa

Rental

From £3.00 per sq.ft plus Vat, subject to size

Lease Terms

A minimum 3 year lease is sought on full repairing and insuring terms.

The tenant will be responsible for the usual costs of occupation, which include business and water rates, electricity and gas.

Deposit

Subject to status a deposit may be required

Rating

Each unit will require re-assessment upon on occupation.

Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs in respect of a leasehold transaction.

VAT

VAT is applicable

Services

All mains services will be provided.

EPC

An EPC is available on request.

Planning

Most industrial/warehouse uses will be permitted, although interested parties are recommended to contact the Local Planning Authority to discuss their proposed use in greater detail.

Viewing

Strictly through agents
Taylor Weaver
(Neil Weaver)
01254 699030

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