

Walpole Street Sawmills, Walpole Street, Blackburn, BB1 1DB

TO LET



TO LET

Use - Industrial

Size - 18,300 Sq ft

Rent - £55,000 per annum (No VAT)

- TO LET - 18,300 sq. ft. Former Saw Mill
- Close to Blackburn Town Centre
- Suitable for various uses
- £55,000 per annum (no VAT) - £3 per sq. ft.
- Dedicated yard space



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 premises are located off Lower Audley Street, via Walpole Street and Kent Street, in an established industrial/commercial area of Blackburn, approximately quarter of a mile from Blackburn town centre. Neighbouring occupiers include Edmondson's Electrical, Tyson Lighting, Vue Cinema, Dunelm and many more. See location plan.

Junction 6 of the M65 motorway is approximately two miles from the subject properties which connects Blackburn with nearby towns of Burnley, Preston and the Greater Manchester Borough. The properties are easily accessible via public transport with Blackburn train station and bus station less than one mile away.

Description

Former Saw Mills extending to 18,300 sq. ft. constructed on a concrete frame with block walls supporting a single skin corrugated panels, incorporating translucent roof panels. Externally the property has been over clad to modernise the appearance.

The unit benefits from an internal eaves of 6m rising to 7.5m in the central apex. Access into the unit is via two roller shutter doors extending to a height of 4m.

Included within this building's demise is a separate yard area which can be accessed from the rear of the building. The main part of the warehouse is predominantly open plan and suitable for storage and manufacturing.

Accommodation

We have calculated the Gross Internal Area to be as follows:

| | | |
|--------------|----------------|--------------|
| Ground floor | 15,750 sq. ft. | 1,463 sq. m. |
| Mezzanine | 2,550 sq. ft. | 237 sq. m. |
| Total | 18,300 sq. ft. | 1,700 sq. m. |

Rental

£55,000 per annum (No VAT)

Lease Terms

Available by way of a new FRI lease for a minimum term of 3 years.

Rating

The property has a rateable value of £30,000 and rates payable in the region of £15,000 per annum.

Legal Costs

Each party responsible for their own legal costs involved in the transaction.

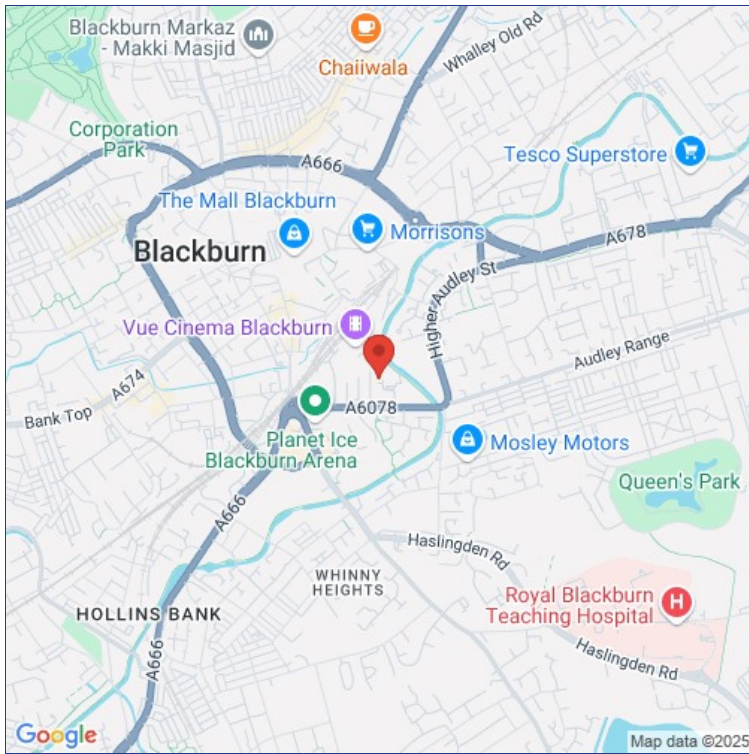
Services

All mains services are connected to the premises.

Viewing

Strictly through agents
Taylor Weaver
(James Taylor)
01254 699030

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