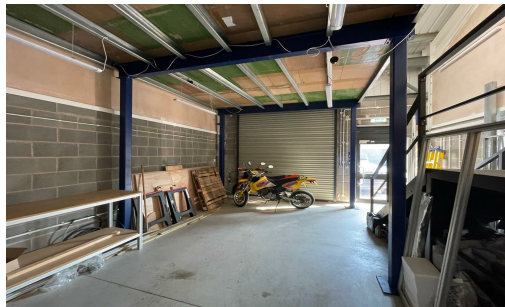
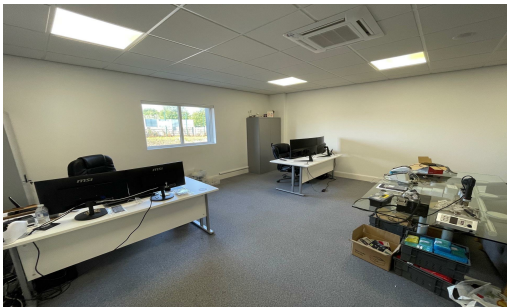


Unit 15, The Hub, Commercial Road, Darwen, BB3 0FL

**TO LET**



**TO LET**

Use - Industrial

Size - 1,137 Sq ft

Rent - £14,000 per annum

- High Quality Modern Business Unit with Offices
- Superb location next to J4 M65 motorway
- Competitive terms



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

[www.taylorweaver.co.uk](http://www.taylorweaver.co.uk)

Telephone: 01254 699030

Email: [info@taylorweaver.co.uk](mailto:info@taylorweaver.co.uk)

## Unit 15, The Hub, Commercial Road, Darwen, BB3 0FL

### Location

The Hub is situated next to Junction 4 of the M65 motorway, in an established business location.

Occupiers in the vicinity include Shirleys Waste Paper Recycling, Lancashire Laminators, the DVLA and the Blackburn with Darwen Motorway Service area.

### Description

Unit 15 comprises a high quality mid terraced industrial/business unit of steel frame construction with feature brick and insulated steel clad walls under an insulated mono pitched roof, solid concrete floor and a minimum eaves height of 4.38m.

It has the benefit of a large roller shutter door with security shutter over the personnel door.

A high quality mezzanine office has been added benefitting from carpet tiled floors, comfort cooling, painted plaster board walls and a double glazed window.

The unit also has a disabled toilet, kitchen facility, emergency lighting and fire alarm.

Externally there is parking for two vehicles.

### Accommodation

The accommodation is arranged on the ground floor (750 sq.ft) and first floor (387 sq.ft) and provides a total of 1,137 sq.ft of accommodation.

### Rental

£14,000 per annum

### Lease Terms

The unit is available by way of a new lease for a minimum period of 3 years on full repairing and insuring terms.

### Rating

The unit has a current Rateable Value of £6,900 with effect from 1st April 2023 based on the ground floor only, which suggests that eligible occupiers will be able to claim small business rates relief.

### Legal Costs

Each party to be responsible for their own legal costs

### VAT

VAT will be charged at the prevailing rate

### Services

With the exception of gas, all mains services are available, including 3 phase electricity.

### EPC

The EPC rating is D (85) Click link <https://find-energy-certificate.service.gov.uk/energy-certificate/9817-3086-0888-0400-9305>

### Planning

Interested parties are recommended to discuss their proposed use with Blackburn with Darwen Borough Council prior to entering into a binding contract.

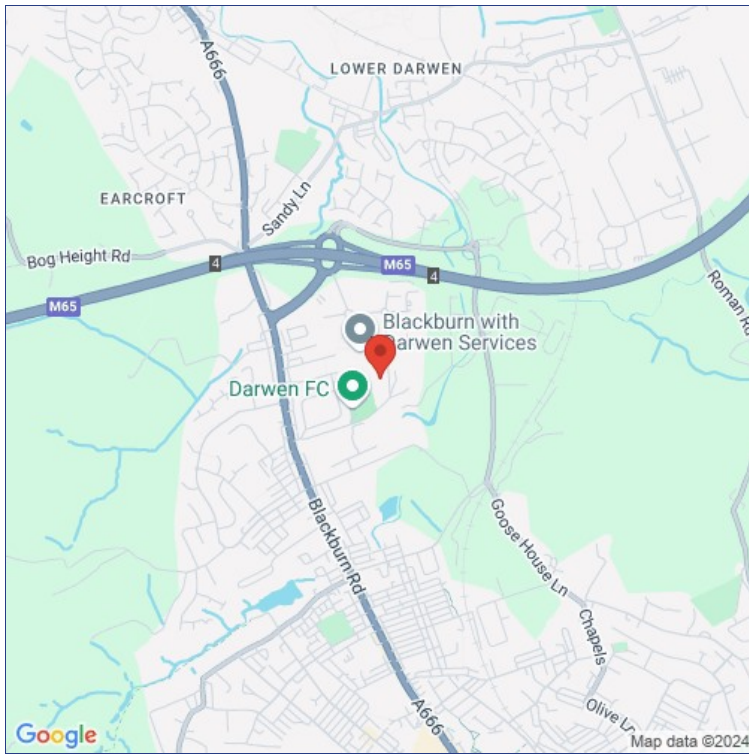
### Service charge

A service charge will be levied on occupiers on the estate to cover the costs of landscaped areas, gritting, external lighting, etc. It is anticipated the service charge will be in the region of £530 per annum, subject to annual review and reconciliation.

### Viewing

Strictly through agents  
Taylor Weaver  
(Neil Weaver)  
01254 699030

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