



Hyndburn Retail Park

Khanjra International Foods

The Range

A678 CARL FOGARTY WAY

11 PARKING SPACES (4 A&C, 7 B)
10 LOADING SPACES
& 10 P/W SPACES

TO LET

Brand new trade counter / light industrial unit in key strategic gateway position

Units from

1,850 sq ft
to **9,050 sq ft**

PLOT 4
CARL FOGARTY WAY
BLACKBURN
LANCASHIRE BB1 3HJ



DESCRIPTION

A new build trade counter/light industrial facility in a highly trafficked position on a strategic gateway into Blackburn.

The property is of portal frame construction with insulated profile cladding and an eaves height of 7 metres.

The development is being constructed to offer accommodation from 1,850 sq ft - 9050 sq ft and is due for completion in October 2023.

The property will be suitable for the installation of a mezzanine floor.

The site has its own allocated gated yard with 16 car parking spaces including 3 electric vehicle charging points.

- Prime trade counter, light industrial development
- Positioned close to Whitebirk Business Park, McDonald's and Frontier Park
- High specification brand new building due for completion in quarter four 2023
- Prime position at junction 6 of the M65 motorway
- Prime location fronting Carl Fogarty Way
- Units from 1,850 sq ft up to 9,050 sq ft
- Secure gated yard / car park providing loading for goods vehicles and off street car parking
- Highly trafficked location on key strategic gateway into Blackburn

ACCOMMODATION

The accommodation will be measured on a gross internal basis and to extends to the following approximate areas:

DESCRIPTION	SQ FT	SQ M
Warehouse	1,850 - 9,050	172 - 840

LOCATION

The property will be positioned on a highly prominent location fronting Carl Fogarty Way which is a key strategic gateway into the town of Blackburn.

The premises are positioned on the corner of Thornley Avenue close to Whitebirk Business Park, Frontier Park, McDonald's, Prestige Beds and Kenyon's Transport. The site is also in the vicinity of a substantial Tesco's supermarket and a new Lidl store.

The site is positioned immediately off junction 6 of the M65 motorway within a short drive of Burnley, Preston and the Ribble Valley.



TERMS

The units are available by way of a new full repairing and insuring lease for a minimum term of 10 years.

RENT

On application.



OUTGOINGS

In addition to the rent and any business rates liability the tenants will be responsible for all services connected to the property including water rates, the buildings insurance and the service charge which will be recharged by the landlords.

SERVICES

The property will have the benefit of mains electricity and water.

VAT

We have been informed that the rent will be subject to VAT at the prevailing rate.

BUSINESS RATES

The rateable value will be assessed on completion however an indication of the likely payable amount can be supplied on request.

LEGAL COSTS

Each party is to be responsible for their own legal costs.

VIEWINGS

Please contact the agents:

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WHITEACRES 

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