

LUMEN HOUSE

STANCLIFFE STREET • BLACKBURN BB2 2RP



TO LET

**SUBSTANTIAL GATED INDUSTRIAL COMPLEX
EXTENDING TO APPROXIMATELY 48,000 SQ FT**

WHITEACRES

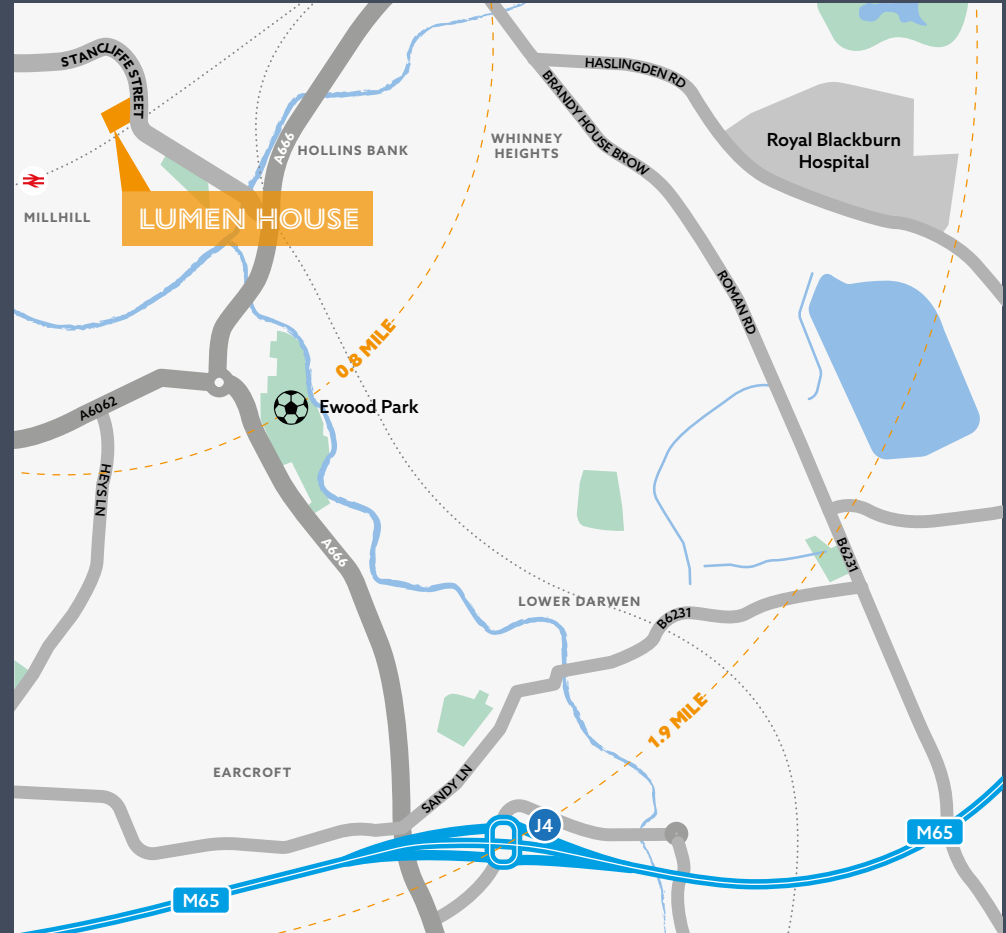


INVESTMENT HIGHLIGHTS

- Detached industrial property in prime main road position close to Ewood Park
- Large gated car park for 77 cars to the front of the site laid in tarmac
- Substantial power supply with an on-site sub station (site previously used for manufacturing)
- Located close to Eurocell, Totally Wicked, Star Tissue and Booker Cash & Carry
- Modern two storey high-spec offices positioned at the front of the site
- Double bay warehouse with two loading doors to the side of the site and additional loading to the rear
- Open plan high bay warehouse space with maximum height to the apex of 8.25m
- Well positioned close to the A666 and within a short drive of junction 4 of the M65 motorway
- Positioned within walking distance of Mill Hill railway station
- Highly visible premises on 1.6 acre plot



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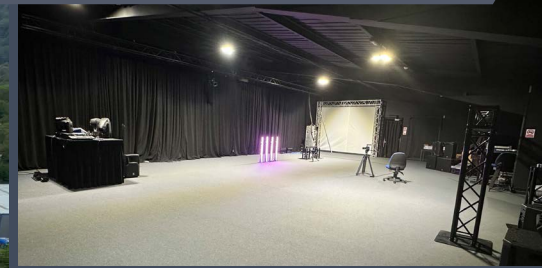
LOCATION

The property is positioned in the Mill Hill area of Blackburn fronting the B6447 within walking distance of Ewood Park.

The property is positioned close to Mill Hill railway station and within a short drive of junction 4 of the M65 motorway.

The site is also located close to the A666 with other businesses in the vicinity including Booker Blackburn, Totally Wicked, Star Tissue, Eurocell and The Door Handle Company.





DESCRIPTION

A substantial industrial warehouse unit with two storey office accommodation and a substantial car park.

The premises offers double bay open plan warehouse space with a height to the apex of 8.25m and double loading doors directly on to Princess Street.

The property is of steel portal frame construction having two storey offices/showroom.

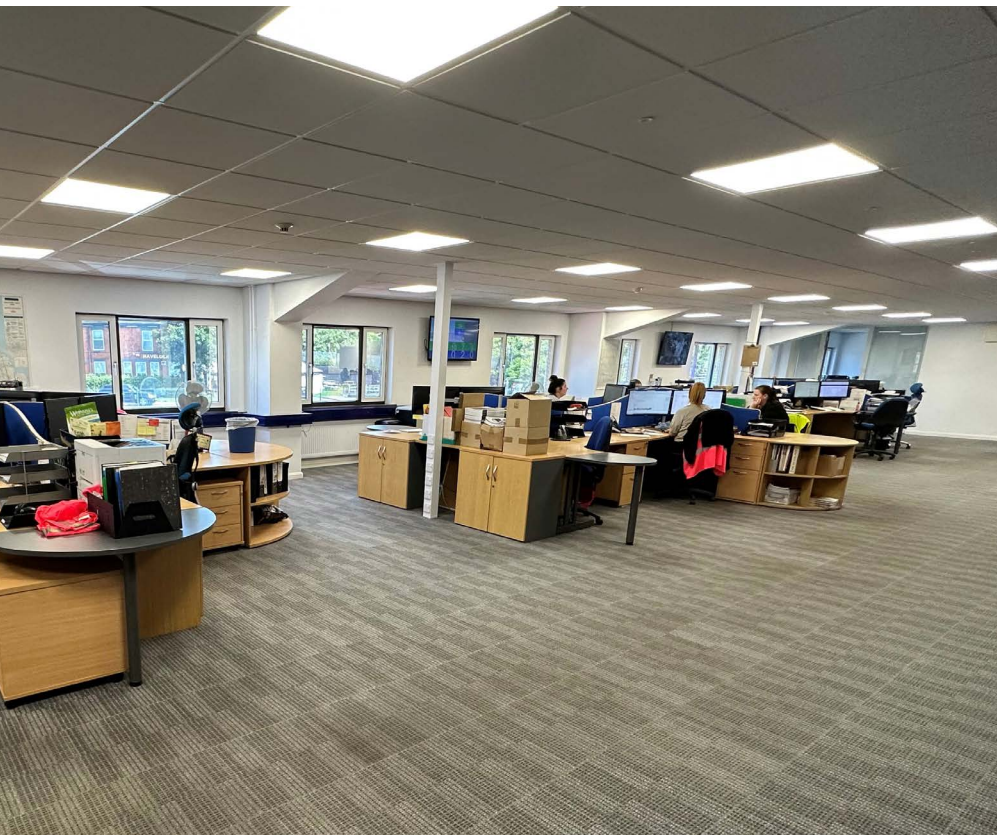
To the rear of the site there is a further loading door together with shared access into a gated yard. The site is fenced with double gates into the car park, part air conditioning, gas fired central heating and a substantial power supply having its own on-site sub station.

The property has been occupied by a warehousing company and is available due to relocation but has been used in the past for manufacturing.

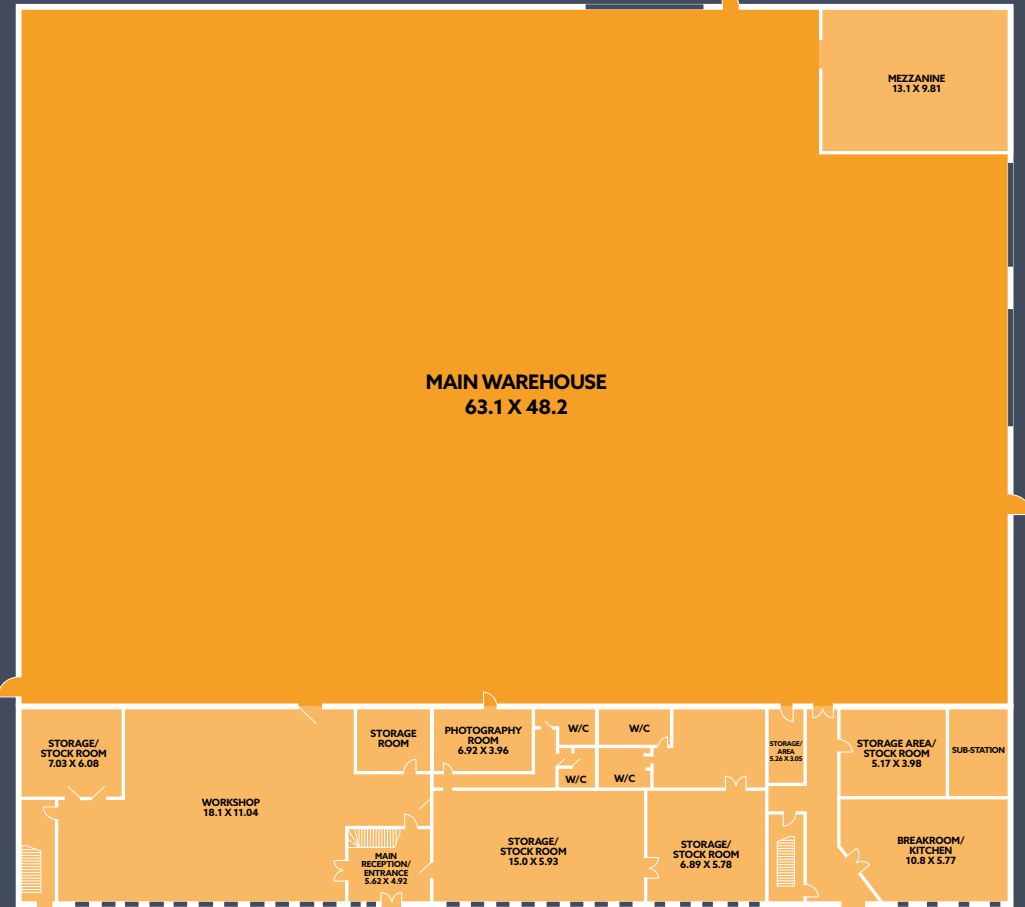
ACCOMMODATION

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

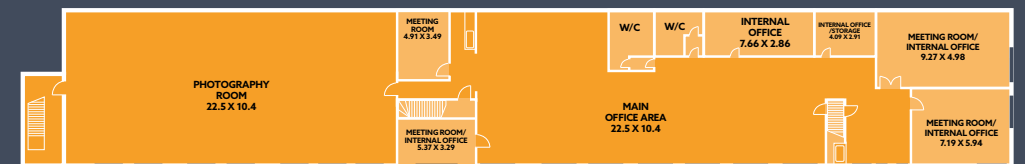
DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Warehouse	63.1m x 48.2m	32,737.8	3,041.3
Offices, Canteen & Packing Room	63.1m x 11m	7,607	706.69
First Floor Various Offices	63.1m x 11.2m	7,607	706.69
GIA		47,951.8	4,454.7



FLOORPLANS



GROUND FLOOR



FIRST FLOOR



BUSINESS RATES

Whiteacres have been informed by the valuation office website the property has a rateable value of £111,000 with rates payable of approximately £58,164 based on the current multiplier of 52.4.

Prospective occupiers must contact Blackburn Borough Council on 01254 585585 to confirm further details before making any legal commitment.

TERMS

The property is available by way of a new full repairing and insuring lease, for a term to be agreed at a rent of £300,000 per annum.

OUTGOINGS

In addition to the rent and any business rates liability the ingoing tenant is to be responsible for all services connected including water rates, electricity, gas and building insurance.

SERVICES

The property has the benefit of a substantial electricity supply, mains gas and water.

LEGAL COSTS

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

PRICE

£300K Per Annum.

VIEWINGS

Please contact the agents:

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WHITEACRES 

Whiteacres Property

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Padiham, BB12 8HG

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