

LUMEN HOUSE

STANCLIFFE STREET • BLACKBURN BB2 2RP



FOR SALE

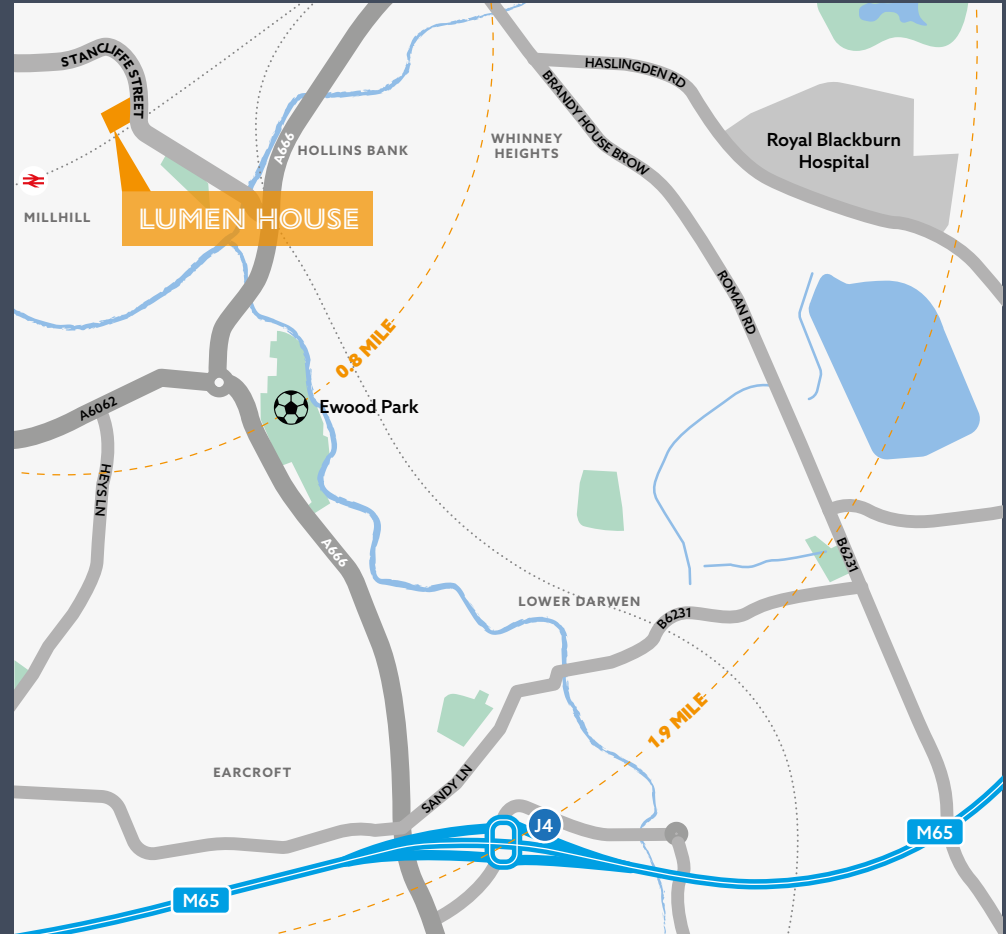
SUBSTANTIAL GATED INDUSTRIAL COMPLEX
EXTENDING TO APPROXIMATELY 48,000 SQ FT

WHITEACRES

INVESTMENT HIGHLIGHTS

- Detached industrial property in prime main road position close to Ewood Park
- Substantial gated car park for 77 cars to the front of the site laid in tarmac
- Large 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





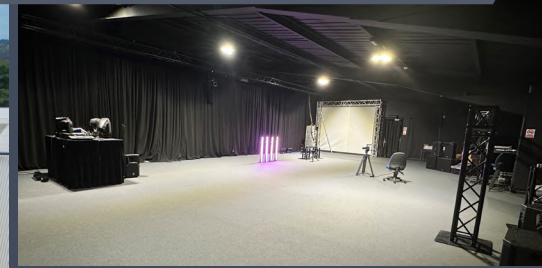
LOCATION

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.

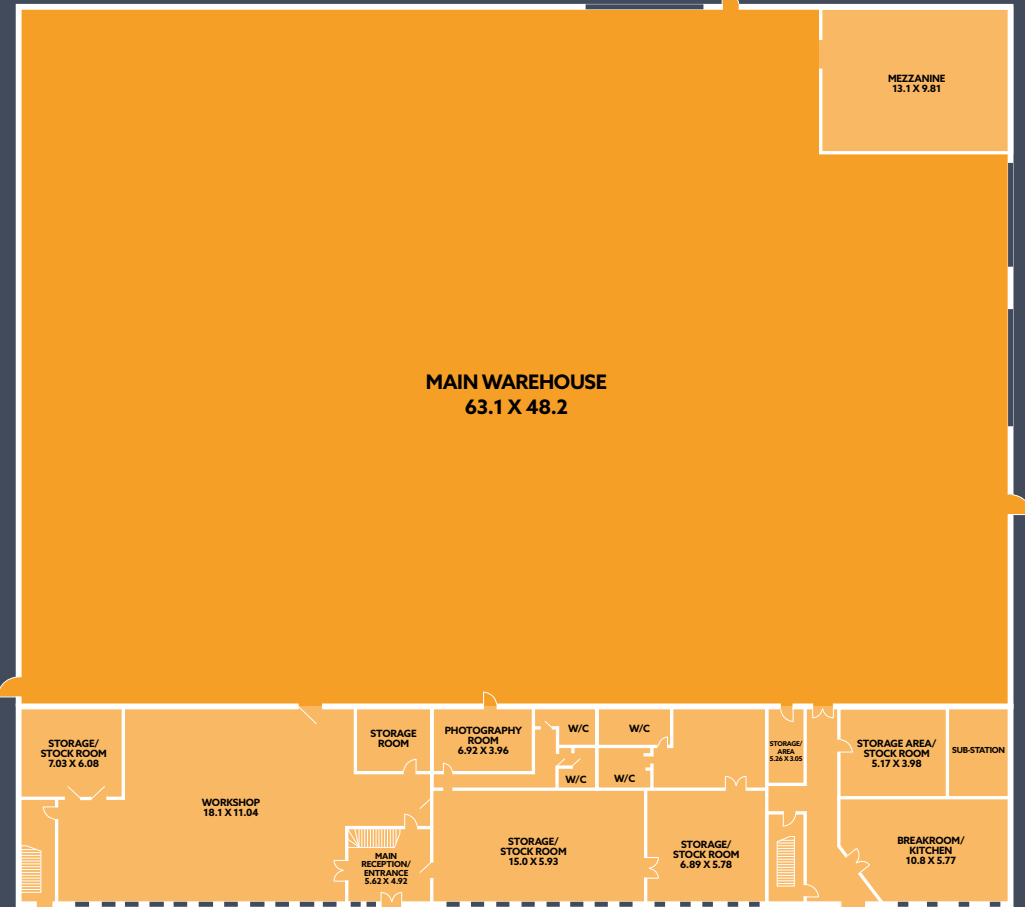
ACCOMMODATION

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

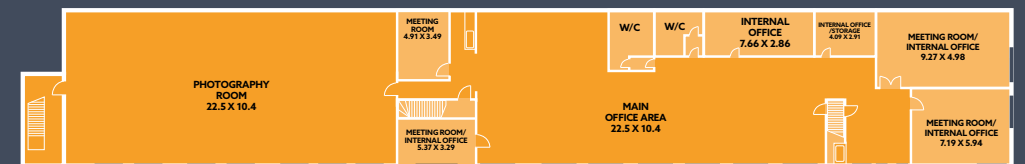
DESCRIPTION	DIMENSIONS	SQ FT	SQ M
Warehouse	63.1m x 48.2m	32,737.8	3,041.3
Offices, Canteen & Packing Room	63.1m x 11m	7,607	706.69
First Floor Various Offices	63.1m x 11.2m	7,607	706.69
GIA		47,951.8	4,454.7



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

Whiteacres have been informed the site is leasehold for the term of 750 years with effect from the 1st February 1982.

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

Offers in the region of **£3.5 million.**

VIEWINGS

Please contact the agents:

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Whiteacres Property

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