

TO LET



Substantial portal frame warehouse and office facility extending to approximately 14,740 sq ft including mezzanine.

Units 8-9 Hurstwood Court, Mercer Way, Blackburn, BB1 2QR

- ❁ Substantial warehouse with quality offices and mezzanine extending to 14,470 sq ft
- ❁ Two excellent electric loading doors providing a maximum height of 4.9m
- ❁ 19 allocated car parking spaces
- ❁ Office accommodation providing modern floor coverings, suspended ceilings and air conditioning throughout
- ❁ Glazed frontage to both reception areas
- ❁ High quality mezzanine providing office and warehouse space extending to 6,907 sq ft
- ❁ Fantastic access to junction 5 of the M65 and the surrounding areas of Burnley, Manchester, and Preston
- ❁ LED lighting and solid concrete floors throughout the warehouse
- ❁ Private W/C facilities and kitchens areas
- ❁ Available for occupation from July on competitive rental terms and no VAT

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is located on Hurstwood Court which is just off Mercer Way at the rear of the well established Shadsworth Business Park in Blackburn.

The site offers superb access to junction 5 of the M65 motorway which allows quick accessibility to surrounding areas such as Preston, Burnley and Manchester.

Other established businesses in the immediate vicinity include Heatmiser, Farleys Solicitors and Europlast.

Description

A quality detached portal frame warehouse and office facility in a fantastic location on Shadsworth Business Park, off junction 5 of the M65 motorway.

The property was originally constructed as two self contained units each with their own entrance. The whole site is now interconnected and provides fantastic open plan accommodation to both the ground and first floor.

The ground floor mainly consists of warehouse space with two glazed reception areas, private W.C. facilities and a large staff room. To the upper floors the property benefits of a mixture of office spaces, meeting rooms, kitchen, additional W.C. facilities and a substantial mezzanine floor.

The premises also has the benefit of LED lighting, commercial boilers, concrete floors to the warehouse, and 19 designated parking spaces for staff and visitors.

Accommodation

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

DESCRIPTION	SQ FT	SQ M
Ground Floor	7,832	727.7
First Floor Mezzanine	6,907	641.6
GIA	14,740	1.369

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 £75,000 per annum.

Vat

We have been informed that the rent is not subject to VAT at the prevailing rate.

Business Rates

Whiteacres have been informed by the valuation office website that the property has a rateable value of £39,500 with rates payable of approximately £21,567, based on the current multiplier of 54.6.

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

Outgoings

In addition to the rent the ingoing tenant is to be responsible for business rates, service charge, ground rent and all utilities connected to the property. Along with a contribution towards the buildings insurance which will be recharged by the landlords.

Buildings Insurance: To be confirmed
Service Charge: £1,746.50 Per Quarter Plus VAT
Ground Rent: £500 Per Annum Plus VAT

Services

We understand the property has the benefit of mains electricity, water and gas.

Service Responsibility

It is the prospective tenant's responsibility to verify that all services/appliances are in safe working order and are of suitable purpose being adequate for their needs.

Legal Costs

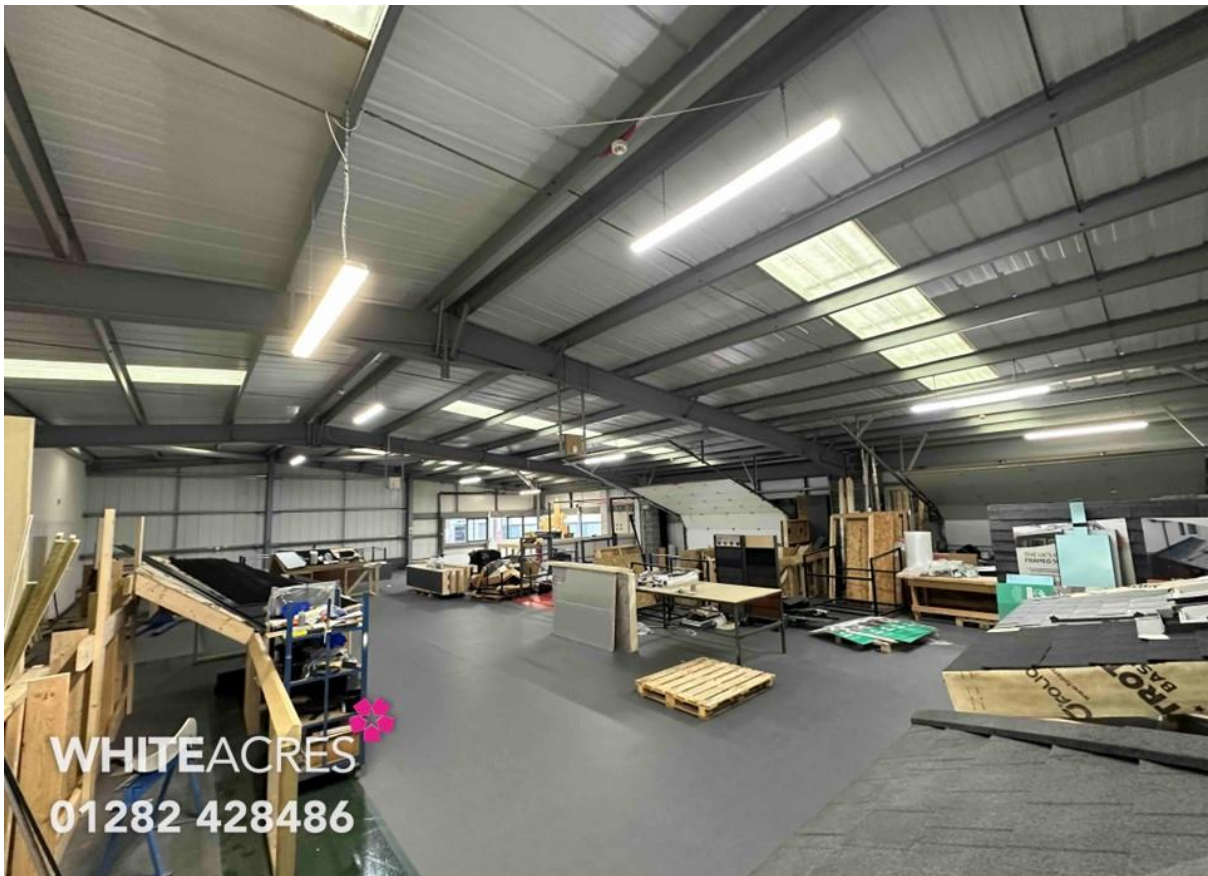
Each party is to be responsible for their own legal costs.

Viewings

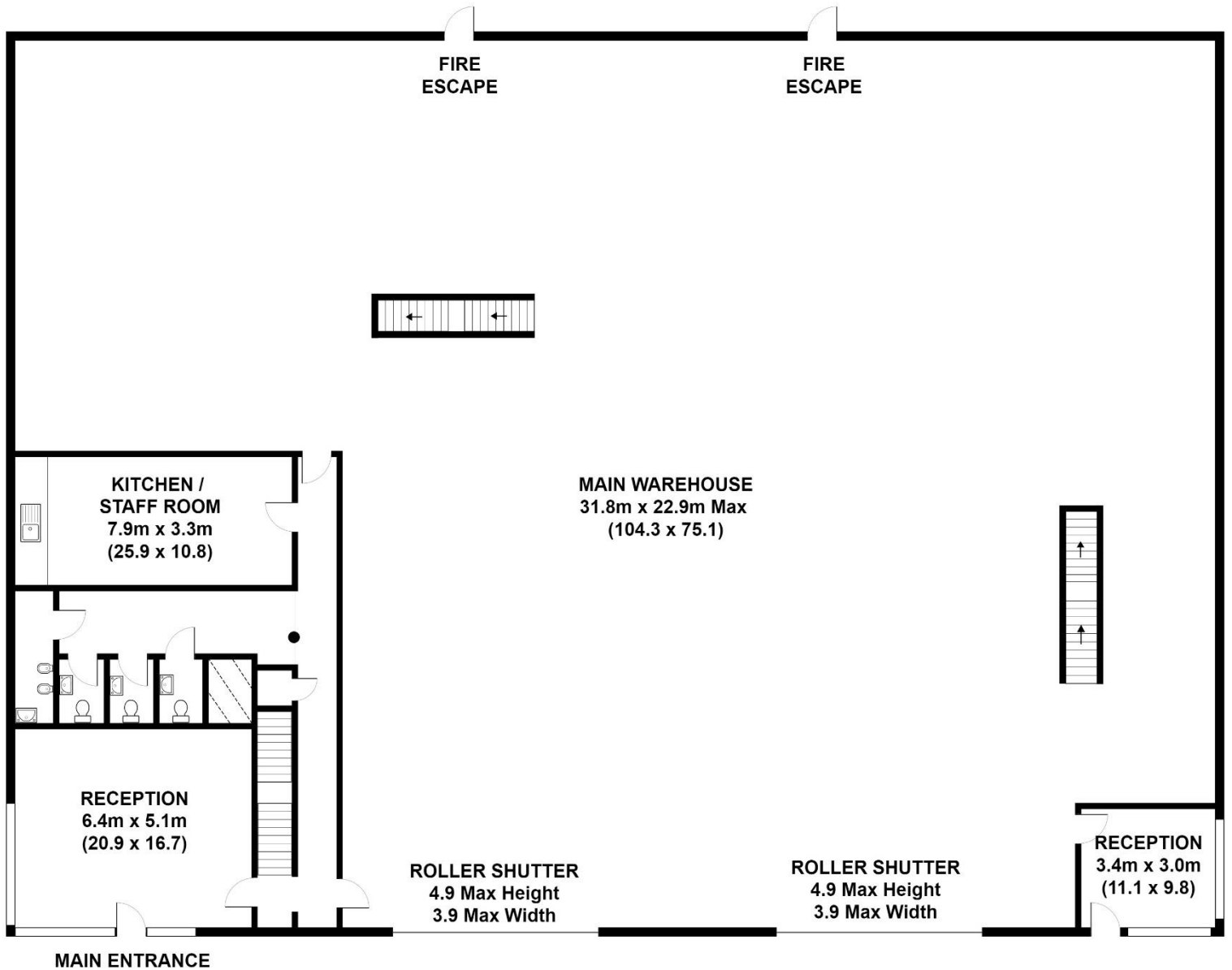
Please contact the agents:

Kelly McDermott
01282 428486
kelly@whiteacres-property.co.uk

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8HG

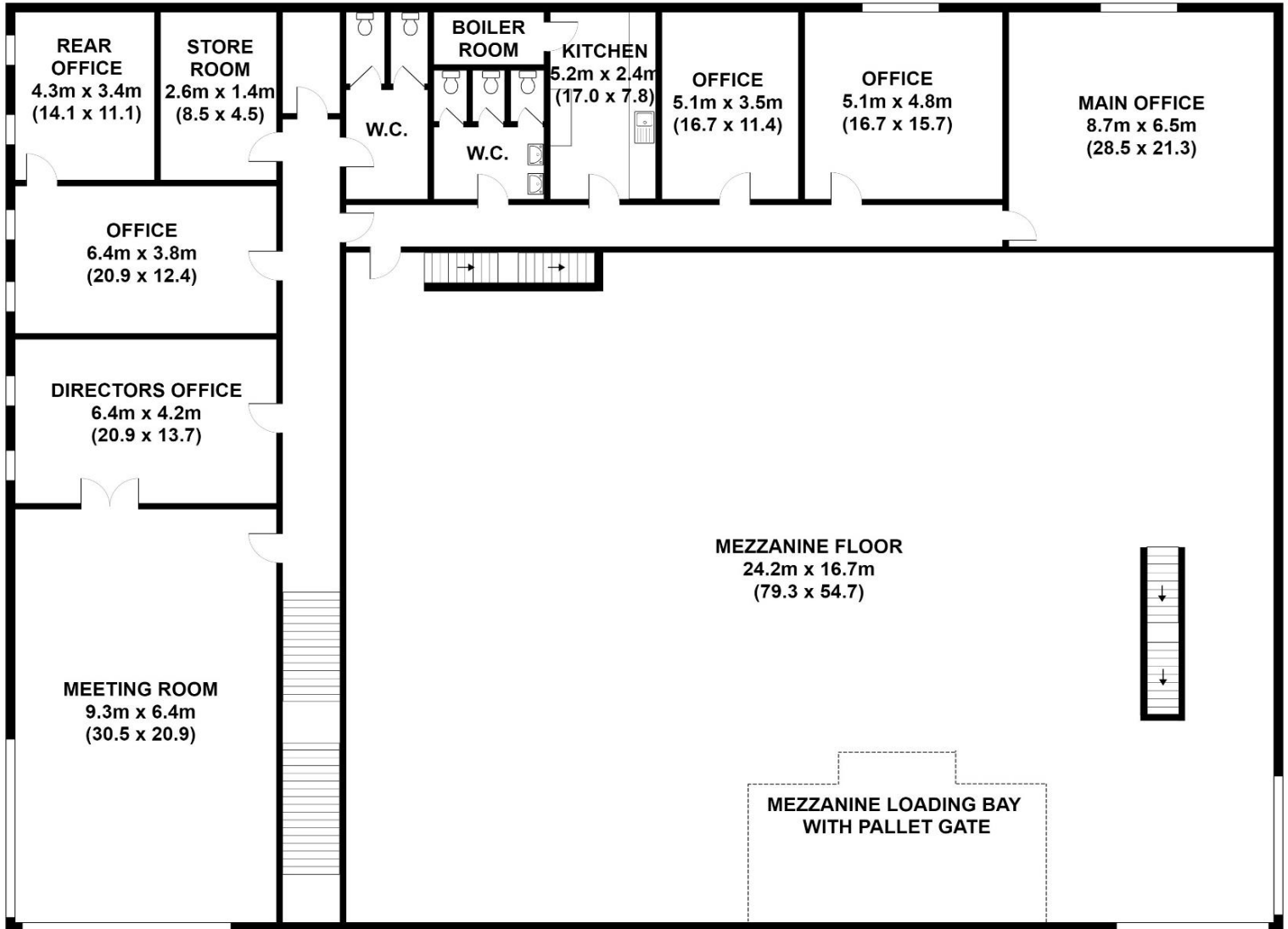


GROUND FLOOR WAREHOUSE WITH SUBSTANTIAL MEZZANINE
(Approx 727.7 sq meters 7,832.9 sq ft)



FOR ILLUSTRATION PURPOSES ONLY - NOT TO SCALE

FIRST FLOOR OFFICES WITH MEZZANINE FLOOR
(Approx 641.6 sq meters 6,907.2 sq ft)



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HM Land Registry
Official copy of
title plan

Title number **LAN21372**
Ordnance Survey map reference **SD7026SE**
Scale **1:1250**
Administrative area **Blackburn with Darwen**



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