

A rare opportunity to acquire a strategically located self contained warehouse / industrial facility

FOR SALE / TO LET

INDIA  
MILL

153,226 SQ FT  
5.50 ACRES

FURTHERGATE BUSINESS PARK  
HARWOOD STREET • BLACKBURN BB1 3BD







# INDIA MILL

## THE OPPORTUNITY

India Mill is a modern self contained manufacturing and distribution facility that has been in single occupancy for a number of years. Currently the site operates from north to south with loading off the security controlled lower yard through the high bay warehouse and into the main yard and parking area. Each yard is fully enclosed and gated.

An impressive two storey HQ office block fronts Harwood Street, constructed in brick with feature curtain walling and a flat roof. Internally fully fitted with air conditioning and divided into open plan and cellular offices with canteen and kitchen facilities.

The manufacturing area is of steel portal frame construction externally clad in profiled steel with a pitched roof incorporating roof lights concrete floor and a minimum eaves height of 5.2 metres rising to 6.4 metres. The adjoining modern portal frame warehouse has a minimum eaves height of 7.5 metres rising to 9.7 metres.

There is a free standing open sided storage area within the main yard and various smaller units containing plant. Parking available for up to 100 vehicles.



FURTHERGATE BUSINESS PARK HARWOOD STREET • BLACKBURN BB1 3BD



Fully enclosed and gated site



Parking up to 100 vehicles



Two storey headquarter offices





## SERVICES

Further information on services specification is available, including the various installations.

- 4 transformers on our site each rated 1,000kVA currently running a 6.6kV
- gas supplier = (270mm & 100mm)

## RATING

Rateable value of £347,500 (April 2023) the rates payable or 2023/24 will be approximately £177,920 per annum.

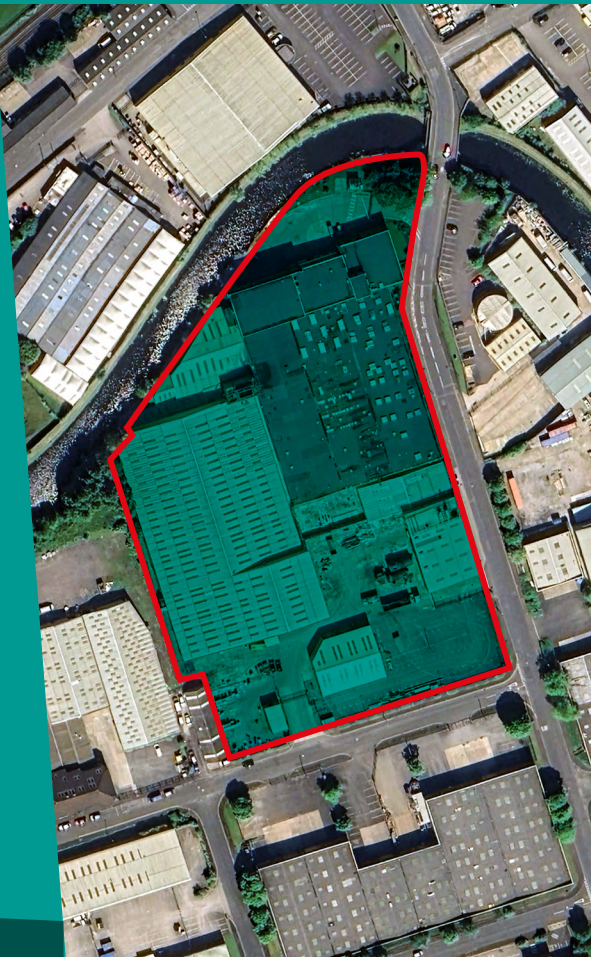
## PLANNING

Currently classed as a warehouse and manufacturing complex within the B2 Use Class.

## ACCOMMODATION

The Gross Internal floor areas are as follows:

Ground Floor	sq m	sq ft
Warehouse & Production	11,864.9	127,713
Offices	833.9	8,976
Sub total	12,698.8	136,689
First Floor	sq m	sq ft
Offices	1,180.2	12,704
Maintenance	3,56.1	3,833
Sub total	1,536.3	16,537
<b>Total GIA</b>	<b>14,235.1</b>	<b>153,226</b>



# INDIA MILL





## EPC

This has been commissioned and is available on request.

## TERMS

For sale on a freehold basis or to lease for a term of years to be agreed.

## PRICE / RENTAL

On application.

## VACANT POSSESSION

Vacant possession will be delivered on a date to be agreed.

## VAT

Will be charged on the price / rental at the standard rate.

FURTHERGATE BUSINESS PARK HARWOOD STREET • BLACKBURN BB1 3BD

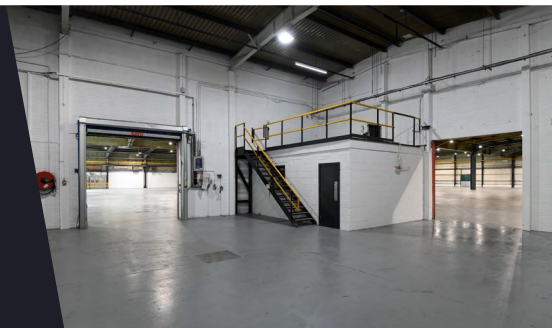
# INDIA MILL





## LOCATION

Occupying a prominent position on the established Furthergate Business Park, situated a mile away from both J6 of the M65 and Blackburn Town Centre with a direct rail link to Manchester and Manchester Airport.



## ALL ENQUIRIES

Strictly by appointment with the joint agents Trevor Dawson and Whiteacres.

Misrepresentation: Trevor Dawson and Whiteacres for themselves and for the vendors or the lessors of this property whose agents they give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson and Whiteacres has any authority to make or give any representation or warranty whatever in relation to this property. August 2024. Designed and produced by Creativeworld T: 01282 858200.

**WHITEACRES**  
**01282 428486**  
[www.whiteacres-property.co.uk](http://www.whiteacres-property.co.uk)

Jonathan Wolstencroft  
 01282 428486  
[jonathan@whiteacres-property.co.uk](mailto:jonathan@whiteacres-property.co.uk)

**TREVOR DAWSON**  
 COMMERCIAL PROPERTY CONSULTANTS  
**01254 681133**  
[www.tdawsom.co.uk](http://www.tdawsom.co.uk)

Caroline James  
 01254 688344  
[caroline@tdawsom.co.uk](mailto:caroline@tdawsom.co.uk)

# INDIA MILL

FURTHERGATE BUSINESS PARK HARWOOD STREET • BLACKBURN BB1 3BD