

TO LET



Detached warehouse and offices in popular business park

East House, Duttons Way, Shadsworth Business Park, Blackburn, BB1 2QR

- ❁ Detached warehouse and quality offices extending to approximately 15,448 sq ft
- ❁ High bay warehouse with double electric loading doors
- ❁ Onsite car park for around 18 vehicles
- ❁ Located close to GAP, Chubb Fire & Security and Huhtamaki Ltd
- ❁ Superb location close to junction 5 of the M65 motorway
- ❁ Quality offices, glazed reception and modern staff canteen
- ❁ Large gated yard providing excellent loading for HGV's
- ❁ Ideal for light manufacturing and warehouse & distribution

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

Location

The warehouse and offices are situated on Sett End Road on the popular Shadsworth Business Park located close to Junction 5 of the M65.

Other businesses on the estate include GAP Plastics, Chubb Fire & Security and Huhtamaki Ltd

Description

A detached portal frame warehouse on a popular and established business park close to junction 5 of the M65 motorway.

The property comprises of an open plan warehouse with double electric loading doors and an internal maximum apex height of 9.5 metres.

The premises has a modern glazed reception, a series of high quality offices, large staff canteen, modern toilets and gas fired central heating.

Externally there is a large area providing off road car park providing for up to 18 vehicles together with a concrete yard for loading and goods delivery.

Accommodation

The property has been measured on a gross internal basis and extends to the following approximate areas including offices, toilets, corridors and reception:

DESCRIPTION	SQ FT	SQ M
GIA	15,448.7	1,435.8

Terms

The whole property is available by way of a new full repairing and insuring lease for a term to be agreed.

Rent

£90,000 per annum plus VAT.

Vat

Whiteacres have been informed that the quoted rent is subject to VAT at the prevailing rate.

Business Rates

We have been informed by the valuation office website that the Rateable Value for the property is £59,000 per annum with the rates payable being £30,916 per annum.

The prospective tenant must contact Blackburn with Darwen Borough Council on 01254 585585 to confirm further details.

Outgoings

In addition to the rent and business rates liability the ingoing tenant is to be responsible for all services connected to the property including water rates and the buildings insurance which will be recharged by the landlords.

Services

We understand the property has the benefit of 3 phase electricity, mains water, electricity and also benefits from gas fired central heating.

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.

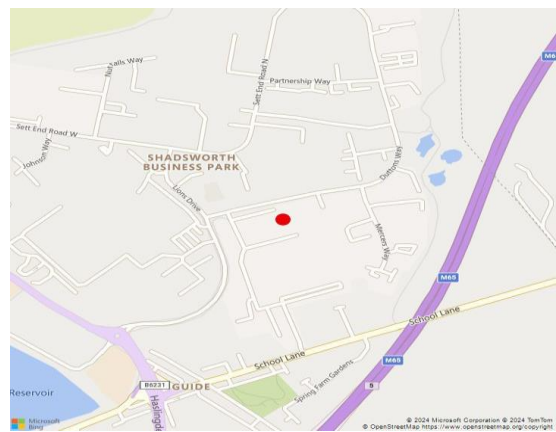
Viewings

Please contact the agents:

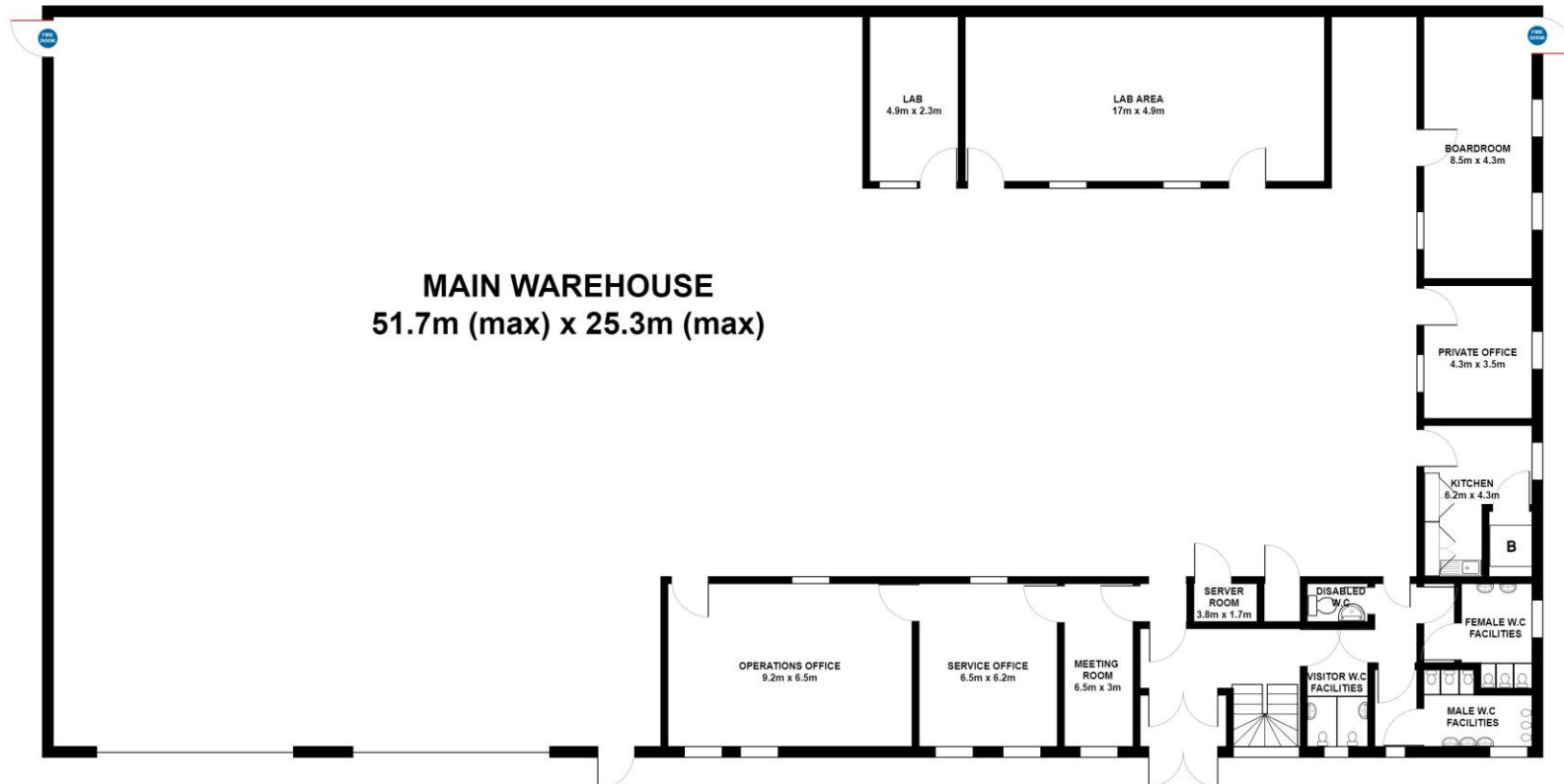
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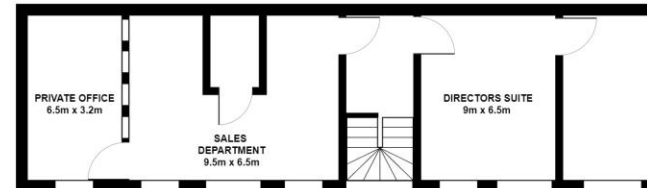
Whiteacres Property
Church House
10 Church Street
Padiham
BB12 8HG



OPEN PLAN GROUND FLOOR WAREHOUSE WITH OFFICES
(Approx 1435 sq meters, 15,448 sq ft)



FIRST FLOOR OFFICES



FOR ILLUSTRATION PURPOSES ONLY
NOT TO SCALE