

TO LET

**LOMESHAYE BUSINESS CENTRE
TURNER ROAD
NELSON
BLACKBURN
BB9 7DR**

- UNFURNISHED
- OFFICES OF VARIOUS SIZES FOR ANY BUSINESS
- MANNED RECEPTION
- ON SITE CAFÉ
- 24/7 ACCESS
- NEXT DOOR TO JUNCTION 12 TO THE M65 MOTORWAY
- MODERN BUSINESS CENTRE
- CAR PARKING
- BUSINESS GRADE BROADBAND
- READY FOR IMMEDIATE OCCUPATION

RENT: ON APPLICATION



**Duxburys
Commercial**

Unit 8, Metropolitan Business Park, Blackpool, Lancashire, FY3 9LT
t: 01253 316919 e: enquiries@duxburyscommercial.co.uk
f: 01253 765260 w: www.duxburyscommercial.co.uk

TURNER ROAD, BLACKBURN

LOCATION

The property is located on Lomeshaye Industrial Estate, along the M65 Corridor and is situated just a stone's throw Junction 12.

Lomeshaye Industrial Estate is one of the most established business parks in the North West and is home to sme's and corporate businesses.

The area has good transport links by road, rail and bus.

DESCRIPTION

A former mill which has been converted into a modern business village offering industrial and office accommodation of various sizes which can cater for every size and many types of business.

The property is traditional stone construction under a pitched slated roof. Each suite has been refurbished to a high standard and is decorated in professional neutral colours.

There are communal kitchen and toilet facilities which are cleaned regularly and there is a manned reception within business hours.

The property benefits from business grade broadband infrastructure, heating, and mains electric.

The office and industrial suites are suitable for a range of uses.

ACCOMMODATION

Please see the availability on the following page.

LEASE/LEGAL FEES

The Property is available by way of a new internal repairing and insuring lease for a term to be agreed. Each party is responsible for their own legal costs.

BUSINESS RATES

TBC.

EPC

TBC.

ANTI-MONEY LAUNDERING

In accordance with Anti Money Laundering Regulations, two forms of identification and proof of funding will be required from the successful purchaser/tenant. Please note that we are required to electronically verify identification documents.

VAT

All prices quoted do not include VAT but may however be subject to VAT at the prevailing rate

VIEWINGS

Strictly via prior appointment through Duxburys Commercial on 01253 316919.

Disclaimer/ Planning Disclaimer

The sales particulars have been produced with information provided by the owner/occupier or landlord and are made in good faith without any responsibility whatsoever on the part of Duxburys Commercial. It is for the purchaser or as the case may be the lessee to satisfy themselves by inspection or otherwise, as to the accuracy or fullness of the information. They must not in entering into any contract or incurring costs or otherwise rely upon these particulars as statements or representations of facts. It is the responsibility of the tenant(s) / buyer(s) to make all relevant planning enquiries into planning permission. All planning enquiries to be made directly to the relevant authorities / planning department. No warranties are given by the agent in relation to planning

Misrepresentation Act 1967: Duxburys Commercial, as agents for the vendor or, as the case may be, lessor (the "Vendor") and for themselves, give notice that;

- (1) These particulars are provided merely as a general guide to the property. They are not and shall not hereafter become part of any other contract.
- (2) The Statements herein are made in good faith without any responsibility whatsoever on the part of the Vendor, Duxburys Commercial or their servants. It is for the purchaser or as the case may be the Lessee (the "Purchaser") to satisfy himself by inspection or otherwise as to their accuracy and fullness, he must not in entering into any contract or otherwise rely upon these particulars as statements or representations of fact.
- (3) The Vendor does not make or give and neither Duxburys Commercial nor its servants has any authority, express or implied, to make or give any representations or warranties in respect of the property.
- (4) In the event of any inconsistency between these particulars and the Conditions of Sale, the latter shall prevail.
- (5) Nothing in these particulars should be deemed to be a statement that the property is in good condition or that any of the facilities are in working order.

Note: Duxburys Commercial has not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air or water contamination. The purchaser is responsible in making his own enquiries in this regard.



AVAILABILITY

Industrial

No.	Sq.Ft
Unit 16	835
Unit 20	1,042
Unit 26A	651
Unit 30	949
Unit 33	1,096
Unit 156	96
Unit 157	350

Office

No.	Sq.Ft
Unit 105	1,200
Unit 168	774
Unit 177	1,000
Unit 178	400
Unit 179	200
Unit 180	760
Unit 182	450
Unit 185	900
Unit 187A	485
Unit 187B	150
Unit 187C	150
Unit 187D	150

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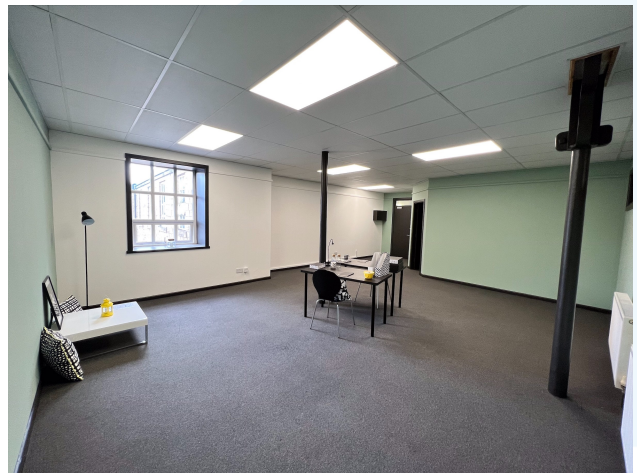
Unit 187E	150
Unit 187F	480
Unit 190	482
Unit 192B	560
Unit 192E	135
Unit 192C	350
Unit 204	580
Unit 207	200
Unit 211	800
Unit 212	620
Unit 213	600
Unit 214	775
Unit 214A	535
Unit 214B	300
Unit 214C	380
Unit 219	200
Unit 221	400
Unit 222	778
Unit 223	800
Unit 225	600
Unit 226	1,060
Unit 228	230
Unit 229	400
Unit 230	664
Unit 231	350
Unit 232	210
Unit 233	300

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