

# TO LET

**PLOT OF LAND  
DAVIES ROAD  
BLACKBURN  
LANCASHIRE  
BB1 3HU**

- ADJACENT FROM JUNCTION 6 OF THE M65
- PERIMETER FENCING
- SOLID CONCRETE FLOOR
- WITHIN AN ESTABLISHED LOCATION
- SECURE SITE
- READY FOR IMMEDIATE OCCUPATION
- SUITABLE FOR VARIOUS USES STPP

**RENT: £45,000 PER ANNUM EXCLUSIVE**



**Duxburys**  
Commercial

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# DAVIES ROAD, BLACKBURN

## LOCATION

The compound is located in the popular area of Whitebirk Blackburn and sits directly adjacent to Junction 6 of the M65 Motorway, offering great connectivity.

The area is well known for being a commercial hub and has undergone major redevelopment in recent years.

## DESCRIPTION

A secure compound previously used as vehicle storage and suitable for a variety of uses.

The compound benefits from private access, perimeter fencing and mains electricity.

The site is ready for immediate occupation.

## ACCOMMODATION

APPROX 1 ACRE SITE

## LEASE/LEGAL FEES

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

## 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



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