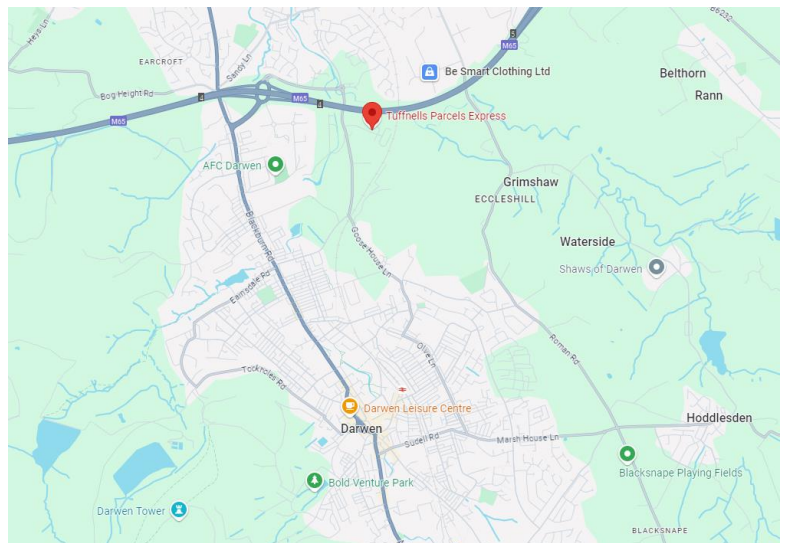




10,350 sqft Last Mile Delivery unit on a site of 1.92 acres

Property Highlights

- Large Secure yard
- Close to J4 of M65
- 11% site coverage
- 360 degree circulation
- Two Storey office accommodation



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Location

The property is located on the northern side of Chanters Way off Eccleshill Road, where Junction 4 of the M65 lies just half a mile away.

Darwen Town Centre is 1.4 miles to the south, with Blackburn Town Centre just 3.3 miles to the north. Other major conurbations in Lancashire including Burnley, Preston and Chorley are all within a 30 minute drive of the property.

Transport	Distance
Darwen	1.4 miles
Blackburn	3.3 miles
Preston	13.3 miles
M65 J4	0.5 miles

Source: Google Maps

Description

The unit is a cross loading distribution facility, with 16 roller shutter doors, canopies on two elevations, 6.2m eaves and two storey offices with welfare facilities.

Externally, the unit benefits a large, 360 degree circulation yard with separate car parking. The site is fully secured and gated.

Accommodation

Unit	Sqft	Sqm
Warehouse	8,258	767.2
GF Office	1,406	97.2
FF Office	1,406	97.2
Total	10,350	961.6

Rent

£110,000 + VAT

Rateable Value

The Rateable value is £64,000 with the rates payable of £32,000. Interested parties should enquire with the Local Authority for further information.

Services

We are of the understanding that all main services are available to the property.

EPC

Upon Application

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