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FOR SALE / TO LET



153, 226 SQ FT / 5.50 ACRES

READY FOR OCCUPATION NOW

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

- Excellent location within a mile of J6 M65.
- Single occupancy or sub-division with multi access points
- Blackburn with Darwen is the largest urban area in Lancashire.
- Since 2013, Blackburn with Darwen has witnessed 38% growth in GDP and Enterprise with a 29% rise in employment.

**INDIA
MILL.**

FURTHERGATE BUSINESS PARK
HARWOOD STREET
BLACKBURN BB1 3BD

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.

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.

ACCOMMODATION

The Gross Internal floor areas are as follows

Ground Floor

Warehouse and Production	11,864.9 sq m	127,713 sq ft
Offices	833.9 sq m	8,976 sq ft
Sub total	12,698.8 sq m	136,689 sq ft

First Floor

Offices	1180.2 sq m	12,704 sq ft
Maintenance	356.1 sq m	3833 sq ft
Sub total	1536.3 sq m	16,537 sq ft

Total GIA	14,235.1 sq m	153,226 sq ft
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HARWOOD STREET

HUTTON STREET

LEEDS LIVERPOOL CANAL



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

2 gas supplier = (270mm & 100mm)

RATING

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

PLANNING

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

ENERGY PERFORMANCE CERTIFICATE

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

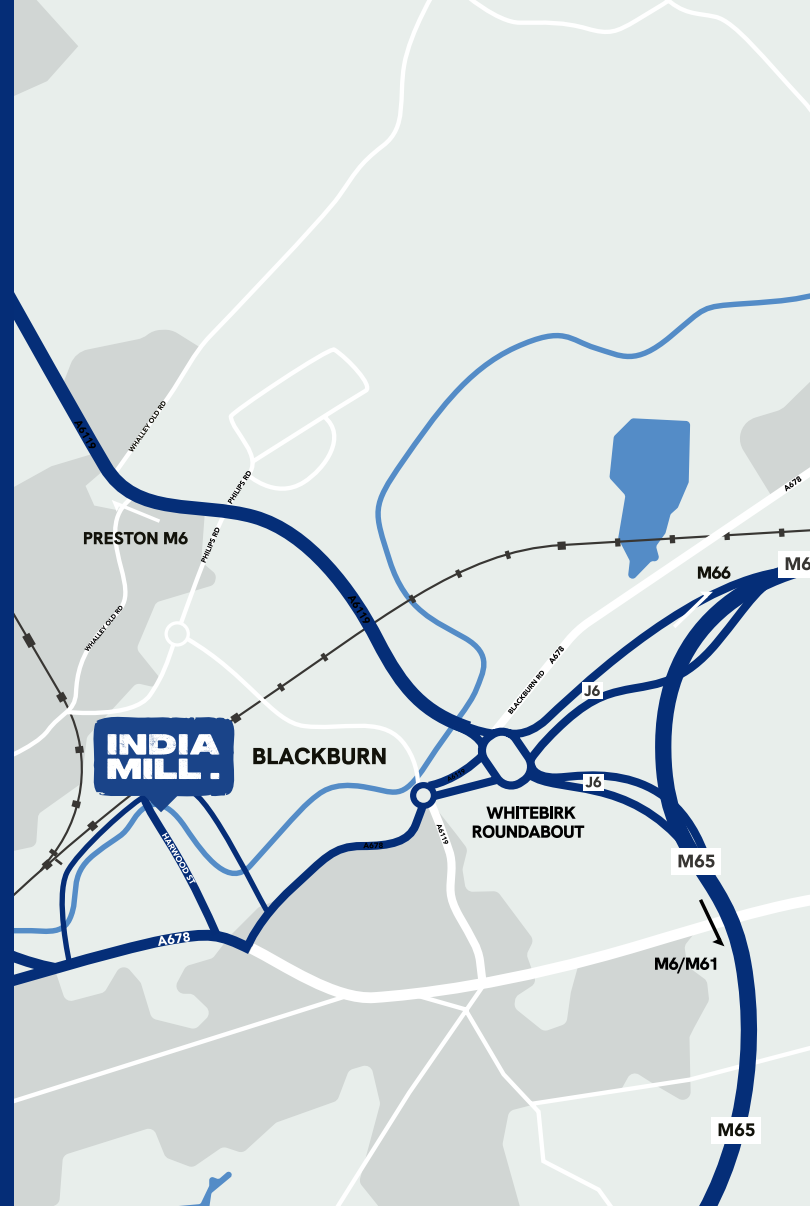
Will be charged on the price/rental at the standard rate.

VIEWING

Strictly by appointment with the sole agents Trevor Dawson.

INDIA MILL.

FURTHERGATE BUSINESS PARK
HARWOOD STREET
BLACKBURN BB1 3BD



Expressions of interest are sought in writing to Caroline James at Trevor Dawson.
Capricorn House, Capricorn Park, Blakewater Road, Blackburn BB1 5QR.
Viewing strictly by arrangement caroline@tdawson.co.uk

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TREVOR DAWSON

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