

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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www.tdawson.co.uk

TO LET



UNIT 1-3 HUTTON STREET FURTHERGATE BUSINESS PARK BLACKBURN BB1 3BY

- High Bay Warehouse and Manufacturing Facility with Excellent Yard and Parking Provision
- Gross Floor Area 23,648 Sq. Ft. on 0.75 Acre Site
- Half a Mile from Junction 6 M65

LOCATION

Occupying a prominent corner position fronting Hutton Street adjacent to its junction with Harwood Street on the Furthergate Business Park being approximately half a mile from both Junction 6 of the M65 and Blackburn town centre where there are direct rail and bus links to the surrounding towns of Accrington, Burnley, Preston and the Manchester conurbation. Close by operators include a Tesco superstore, Lidl, Graham & Brown Wallcoverings and Training 2000.

DESCRIPTION

Warehouse and manufacturing facility of steel portal frame construction overlaid in double skin insulated profile metal sheeting with feature brickwork to the elevations and internal protective blockwork to 8 ft.

Internally, the premises comprises open plan warehousing with an eaves height from 5.4 metres to 6.8 metres at the apex. The space is open plan with solid concrete floor, gantry, electric strip lighting, with additional light from the translucent roof panels. There are two-storey offices with staff amenity of blockwork construction and loading is provided by two electrically operated metal roller shutters which will assist drive-in loading having a width of 5.45 metres and a height of 4.9 metres.

ACCOMMODATION

The approximate gross internal areas are as follows:

Warehouse	21,724 sq. ft.
Ground floor office/amenity	962 sq. ft.
First Floor offices	962 sq. ft.
Total:	23,648 sq. ft.

EXTERNALLY

Fronting the unit is a substantial concrete and tarmac yard and parking area which is protected by metal security fencing.

Total site area – 0.75 acre (3,035 sq. m.)

SERVICES

All mains services are available including a three phase electricity supply. It is the incoming tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

The rateable value within the 2023 Rating List is £73,500. Full details on rate payments are available from Blackburn with Darwen Borough Council on 01254 585585.

PLANNING

It is thought the building is suitable for uses that fall within Class B2 (Industrial) and B8 (Storage and Distribution) of the Use Classes Order of the Town & Country Planning Acts. However, it is the incoming tenant's responsibility to verify that their intended use is acceptable to the local planning authority (01254 585585).

LEASE

Available by way of a new lease for a term of ten years or longer with the incoming tenant occupying on a full repairing and insuring basis.

RENTAL

£130,000 per annum

VAT

VAT will be applicable to the rental at the standard rate.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available in due course.

LEGAL COSTS

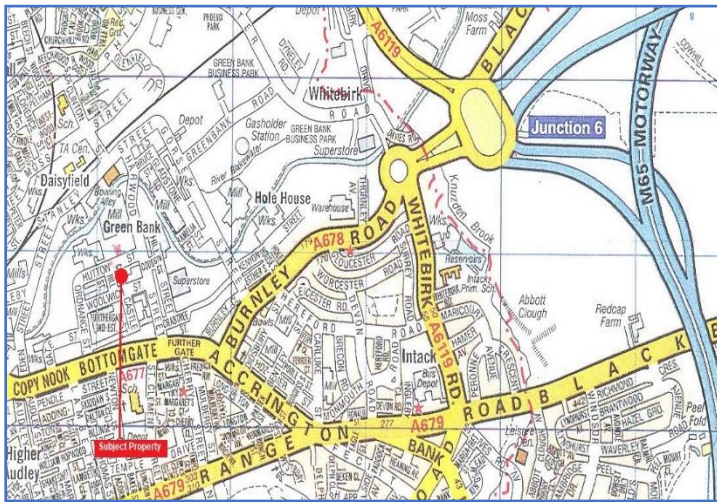
The incoming tenant will be responsible for a contribution towards the landlord's reasonable legal costs incurred in the preparation and completion of the lease.

VIEWING

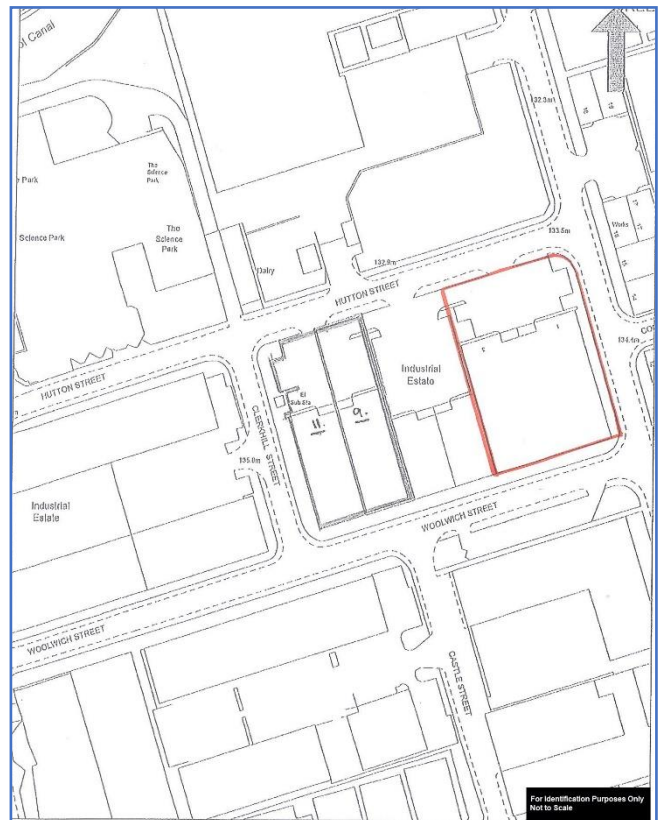
STRICTLY BY APPOINTMENT WITH SOLE AGENTS, TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.

OUR REF JBR YM 2312.13330 email jason@tdawson.c.o.uk





Location Plan



Site Plan

For Identification Purposes Only – Not to Scale

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