

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



**UNIT 4 WENSLEY BUSINESS PARK
APPLE STREET
WENSLEY ROAD
BLACKBURN
BB2 1WD**

- Clear span manufacturing/warehousing
- Covered loading/delivery area
- 6,224 sq. ft.

LOCATION

Located on the popular Wensley Business Park off Wensley Road approximately half a mile west of Blackburn town centre, 250 metres up Garden Street from the Bank Top A674. Turn left at the entrance to the Business Park and follow the road around to a shared loading/delivery yard with Units 1, 2 and 5.

DESCRIPTION

A clear span warehouse with insulated pitched felt covered roof, fluorescent lighting, concrete floor and walls of brick and stone. Minimum eaves height 4.18 metres to pitch 4.77 metres. Access through an electric roller shutter 2.95 metres width x 2.90 metres height. By the roller shutter there are four offices and a kitchen providing staff facilities, and two WCs in the main warehouse. Additionally, there is a two/three person office located at roof level and facing the main entrance to the Park, accessed internally through metal stairs from the warehouse floor or by pedestrian door at the main entrance.

ACCOMMODATION

Warehouse/ staff facilities	559.29 sq. m.	6,020 sq. ft.
Top office	18.98 sq. m.	204 sq. ft.
Total	578.27 sq. m.	6,224 sq. ft.

EXTERNALLY

Delivery canopy 8.8 metres depth x 12.9 metres width off a shared delivery loading yard plus general on-site staff parking.

SERVICES

All mains services are available. Electricity is via a sub metered landlord's supply. It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the local planning authority who can be contacted on 01254 585585 or via their website - blackburn.gov.uk.

RATING

The current valuation formed part of a larger assessment and the premises will be re-rated upon occupation. A guide to future rateable value can be provided.

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RENTAL

£27,450 PER ANNUM (£2,287.50 PER MONTH)

VAT

VAT is charged upon the rental.

LEASE TERMS

The accommodation is available by way of an effective full repairing and insuring lease for a term to be agreed.

SERVICE CHARGE

The service charge covers the management and maintenance of the Business Park:
2024 - £1,329.65 plus VAT per annum.

BUILDINGS INSURANCE

The tenant reimburses the landlord for the cost of buildings insurance:
2024 - £1,502 plus VAT per annum.

LEGAL COSTS

There is no charge for the landlord's standard agreement.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate shows an energy rating of D (100) and a copy of the Certificate is available upon request.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF SRJ YM 2403.13377 Email stephen@tdawson.co.uk



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