

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

FOR SALE / TO LET



**UNIT 1, ANCHOR ROAD
BLACKBURN
BB3 0DH
(J4 M65)**

- Freehold industrial warehouse facility with yard.
- Extending to 13,500 sq. ft. plus mezzanine of 2,250 sq. ft.
- Superb location at Junction 4 M65 motorway

LOCATION

Situated on the established Junction 4 Business Park equidistant between Blackburn and Darwen town centres. The premises are immediately off Junction 4 of the M65 motorway close to the A666 Blackburn to Bolton trunk road. The location provides excellent transport links for access to the motorway network and for serving the Boroughs of Blackburn, Burnley, Hyndburn, Rossendale and the Manchester conurbation.

DESCRIPTION

A semi-detached industrial warehouse unit that has been refurbished in recent years being of steel portal frame construction with brickwork elevations overclad with insulated profile metal sheeting incorporating translucent roof panels to the roof. The internal eaves height ranges from 5 metres at the haunch to 8 metres at the apex. Loading is from a large electrically operated metal roller shutter door with a width of 7.85 metres and a height of 4.5 metres.

Internally, the accommodation provides an open plan warehouse/workshop facility with offices, staff canteen, toilets and changing rooms along the side elevation. Above the staff facilities is a mezzanine storage area. The warehouse has a solid concrete floor, LED lighting and is heated by electric wall mounted heaters.

ACCOMMODATION

The gross internal areas are as follows:

Warehouse	11,250 sq. ft.
Offices, canteen, toilets, changing rooms	2,250 sq. ft.
Total	13,500 sq. ft.
Plus mezzanine storage	2,250 sq. ft.

SERVICES

All mains services are available with the exception of gas. There is a three-phase electricity supply. It is the purchaser'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 £29,750.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and a copy will be available upon request.

PURCHASE

Offers in the region of £1.2 million invited.

LEASE

Available for a term of years to be agreed.

Rent £80,000 per annum.

VAT

VAT will be applicable to the sale price and rental at the standard rate.

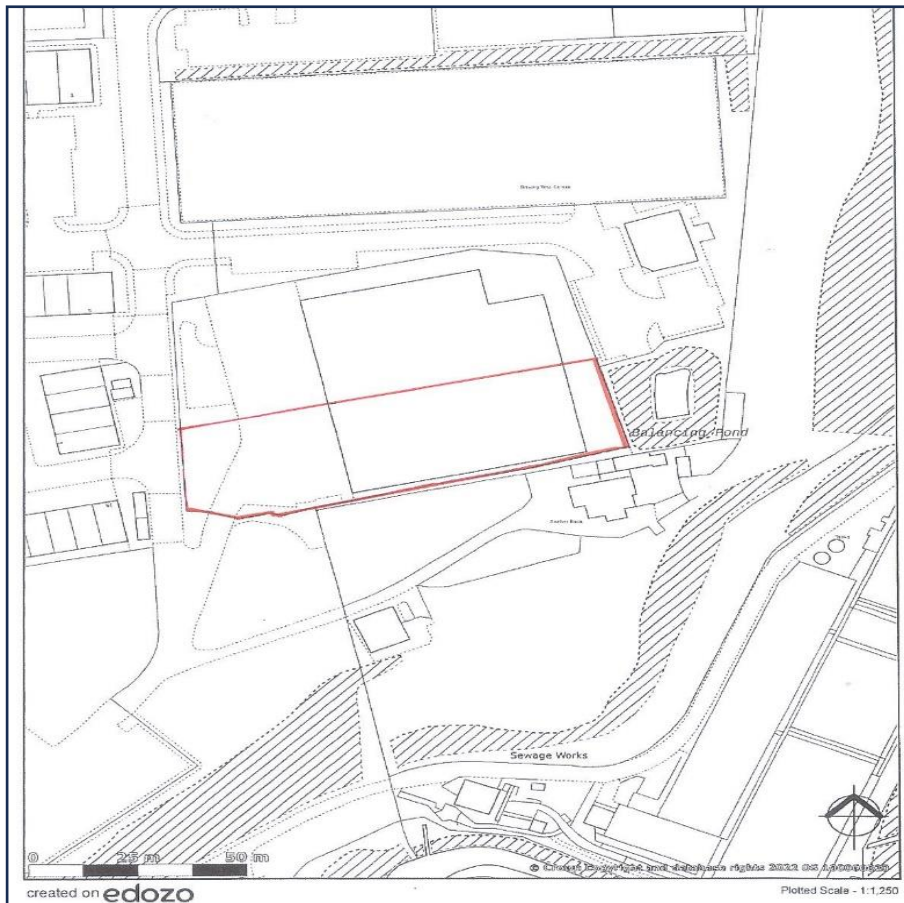
MONEY LAUNDERING

In order to comply with Anti Money Laundering Regulations a successful purchaser will be requested to provide two forms of identification and details of the source of funding.

VIEWING

**STRICTLY BY APPOINTMENT WITH SOLE AGENTS, TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF JBR YM 2310.13310 email jason@tdawson.co.uk**





Site Plan
For Identification Purposes Only – Not to Scale



Location Plan
J4 M65

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