

Unit 1b Mill Bank Business Park, Lower Eccleshill Road, Lower Darwen, Blackburn,
BB3 0SN

TO LET



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Use - Industrial

Size - 2,500 Sq ft

Rent - £25,000 per annum, plus VAT

- Brand New Industrial Unit
- Available Winter 2022
- Next to J4 M65 motorway
- High quality accommodation



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

The development is located at the junction of Paul Rink Way, Greenbank Terrace and Lower Eccleshill Road in an established commercial area to the south of Blackburn.

Neighbouring occupiers including Brewers Fayre / Premier Inn, Bestway Cash and Carry, Canopies UK and Wheelbase Engineering.

Access to the M65 motorway is via Junction 4 which lies within 800m

Description

Millbank Business Park comprises a series of high quality industrial and warehouse units.

Unit 1b will provide the following specification:

- ~ Steel portal frame construction
- ~ Minimum eaves height of 6m
- ~ Solid concrete floor (50 KN per sq.m)
- ~ Electric sectional up and over door
- ~ WC facilities

To the front of the property is a shared loading and parking area.

Accommodation

The gross internal area of the property will be 2,500 sq.ft

Rental

£25,000 per annum, plus VAT

Lease Terms

The unit is available by way of a new lease for a minimum period of 5 years.

The ingoing tenant will occupy the property on a full repairing and insuring basis and be responsible for the usual occupier's costs, to include business & water rates, electricity and gas.

Service Charge

To be confirmed

Rating

To be assessed on occupation. Further details on request.

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction

VAT

VAT is applicable to figures quoted in these particulars

Services

It is understood that all mains services will be connected to the property

EPC

An EPC will be available on completion of the unit

Viewing

Strictly through agents

Taylor Weaver

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