

Gamma, Greenbank Way, Blackburn, BB1 3EA









TO LET

Use - Industrial

Size - 2,500 - 132,000 Sq ft

Rent - On application.

- High quality brand new industrial/warehouse units
- Available for occupation Summer 2023
- Superb location close to junction 6 of the M65 motorway



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030 Er



Gamma, Greenbank Way, Blackburn, BB1 3EA

Location

The development is situated within the established and popular Greenbank Business Park close to junction 6 of the M65 motorway.

Description

Gamma will provide high quality brand new industrial/warehouse units ranging in size from 2,500 sq.ft up to 132,000 sq.ft.

The units will feature the following specification:

- \sim Eaves height from 6.3 metres for units 5-9 and 13.9 metres for units 1-4
- ~ Dock level and drive in loading facilities
- ~ 5% office content with feature office glazed windows
- ~ Concrete yard with dedicated parking
- ~ Internal lighting
- ~ Three phase power

Accommodation

The accommodation will be arranged as follows:

Unit	Size (sq.ft)
1-4	from 26,500 - 132,000 sq.ft
5-9	from 2,500 to 6,000 sq.ft

Rental

On application.

Lease Terms

The units are available by way of a new lease on full repairing and insuring terms for a minimum period of 5 years.

Service Charge

Service charge will be levied on occupiers within the development to cover the costs of landscaping, gritting in winter etc. Further details are available upon request.

Rating

Each unit will require assessment on occupation.

Legal Costs

Each part is responsible for their own legal costs.

VAT

VAT is applicable to figures quoted in these particulars.

Services

It is understood that all mains services with the exception of gas will be provided to the units.

FPC

An EPC will be available on completion of the units. Further information can be obtained upon request.

Planning

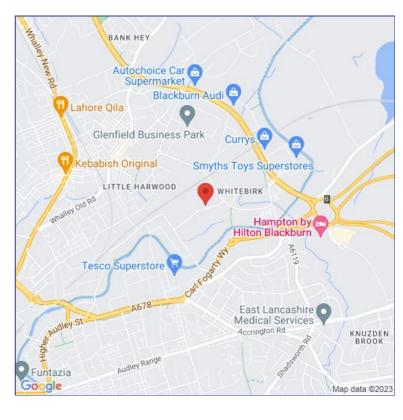
Industrial and warehouse uses are permitted within the development.

Insurance

Landlord to insure the property and charge a premium to the tenant. Further details on request.

Viewing

Strictly via agent: Taylor Weaver Neil Weaver MRICS 01254 699 030



www.taylorweaver.co.uk

Telephone: 01254 699030



Email: info@taylorweaver.co.uk

Taylor Weaver is a trading name of Taylor Weaver Limited. Registered Office: Unit 17 Trident Park, Trident Way, Blackburn BB1 3NU – Company Registration No. 04132040. MISREPRESENTATION ACT: Taylor Weaver (and their joint agents where applicable) for themselves and for the vendors or lessors of this property for whom they act, give notice that: (i) these particulars are a general outline only, for the guidance of prospective purchasers or tenants and do not constitute the whole or any part of an offer or contract; (ii) Taylor Weaver cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use and occupation and other details contained herein, and prospective purchasers or tenants must not rely on them as a statement of fact or representations and must satisfy themselves as to their accuracy; (iii) no employee of Taylor Weaver (and their joint agents where applicable) has any authority to make any representation or warranty to enter into any contract whatever in relation to the property; (iv) prices or rents quoted in these particulars may be subject to VAT in addition; (v) Taylor Weaver will not be liable in negligence or otherwise for any loss arising from the use of these particulars.