

Momentum at Blackburn, Roundhouse Way, Blackburn, BB1 2NG



FOR SALE or TO LET

Use - Industrial, Office

Size - 650 - 3,400 Sq ft

Rent - On application

Price - On application

- High Quality New Business Units
- PHASE ONE NOW RELEASED
- Suitable for owner occupiers, tenants and/or investors
- Available Q4 2023
- Photos give indication of typical units to be constructed



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

Momentum at Blackburn, Roundhouse Way, Blackburn, BB1 2NG

Location

Momentum at Blackburn is located on Roundhouse Way just off Haslingden Road, close to its junction with Blackamoor Road, and within 400 yards of Junction 5 of the M65 motorway.

Neighbouring business parks include Shadsworth Business Park and Walker Industrial Estate, both of which are modern industrial estates.

Neighbouring occupiers include The Willows public house and hotel, Everlast Gyms, Soccerdome/ trampoline centre and Starbucks.

Description

The development by Roundhouse Properties will comprise modern industrial/business units constructed in short terraces, on a steel portal frame, with brickwork walls and insulated profile steel cladding to both walls and roof including double skin translucent roof panels above.

Access to each unit will be either via a manual roller shutter door or glazed entrance way (dependent on clients requirements) and internally the unit will comprise solid concrete floor and toilet facilities.

The units can be used either for light industrial or office purposes, with the internal fit out being the responsibility of the purchaser/tenant.

Allocated parking will be available fronting each unit.

Accommodation

Within Phase One our client is proposing to construct two different sizes of unit as follows:

Blocks B & C 1,000 sq.ft (10 units)

Block D - 850 sq.ft (4 units)

A combination of units can be acquired to provide a larger floorspace. Further details on request

Price

On application

Tenure

999 year lease subject to a peppercorn ground rent

Rental

On application

Lease Terms

Further details on application

Service Charge

A service charge will be levied on the estate to cover the costs of landscaping areas, gritting, external lighting, etc. Full details on request

Rating

Each unit will be assessed on occupation. Full details on request

EPC

An EPC will be available on completion

VAT

VAT will be charged at the prevailing rate

Money Laundering Regulations

Please note we are now required to carry out customer due diligence on all purchasers once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser

Services

All mains services, with exception of gas will be connected to the property.

Single phase electricity and water will be provided to a meter point within the building.

Planning

E(g)(iii) (Industrial processes) uses will be permitted. Other uses may be considered. Further information on request.

Interested parties are recommended to contact Blackburn with Darwen Borough Council to discuss their proposed uses in greater detail.

Viewing

Strictly through agents

Taylor Weaver

(Neil Weaver)

01254 699030

or

Robert Pinkus and Company

(Danny Pinkus)

01772 769000



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.