

C1 & C2 Momentum at Blackburn, Roundhouse Way, Blackburn, BB1 2NG

TO LET



TO LET

Use - Industrial

Size - 1,000 - 2,000 Sq ft

Rent - £14,000 per annum.

- Brand New Business Units
- Competitive rent
- Excellent location next to junction 5 of the M65 motorway
- Established business area



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

www.taylorweaver.co.uk

Telephone: 01254 699030

Email: info@taylorweaver.co.uk

C1 & C2 Momentum at Blackburn, Roundhouse Way, Blackburn, BB1 2NG

Location

The units are situated on the newly developed Momentum at Blackburn business park located just off Roundhouse Way on Haslingden Road, close to the junction with Blackamoor Road and within 400 yards of junction 5 of the M65 motorway.

Description

The units comprise modern industrial/business units of steel frame construction with brickwork walls and insulated profile cladding to both walls and roof which incorporates double skin translucent roof panels above.

Access to the units will be via a manual roller shutter door and internally the unit will have the benefit of a solid concrete floor, windows at first floor level and w/c / amenity facilities.

Allocated parking is available to the front of each unit.

Accommodation

The units available to lease are as follows:

C1	1,000 sq.ft
C2	1,000 sq.ft

It is possible to combine the units to provide a total of 2,000 sq.ft.

Rental

£14,000 per annum.

Lease Terms

The properties are available by way of a new lease for a minimum period of 3 years on FRI terms.

Service Charge

A service charge will be levied on occupier within the development. Further details are available on request.

Deposit

Subject to status a deposit equating to approximately 3 months rent will be required.

Rating

The units will require assessment upon occupation.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT is applicable to figures quoted in these particulars.

Services

With the exception of gas all mains services will be available to the property. A single phase of electricity will be provided.

EPC

An EPC will be available on request.

Planning

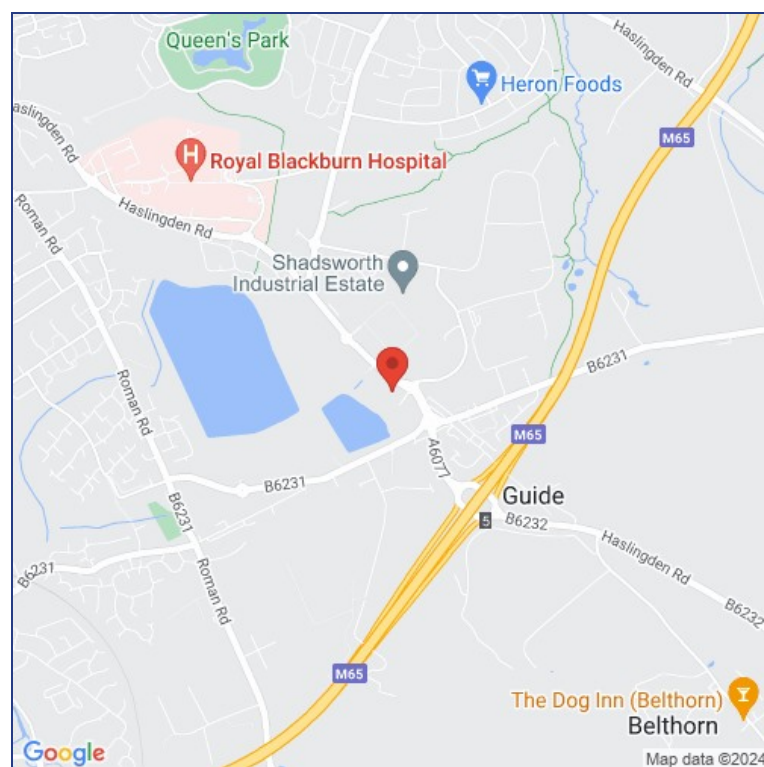
E(G)(iii) Industrial processes will be permitted. Other uses may be considered, further information is available on request.

Viewing

Strictly via sole agent Taylor Weaver

Neil Weaver MRICS

Tel: 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.