

Unit 2 Greenbank House, Gladstone Street, Blackburn, BB1 3ES

TO LET



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Use - Industrial

Size - 3,128 Sq ft

Rent - £18,500 per annum, plus VAT.

- Modern Fully Refurbished Workshop / Warehouse Unit
- Excellent access to the M65 motorway
- Good quality space



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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Location

The premises are located on Gladstone Street, which is an established commercial area with a large variety of different businesses located in the immediate vicinity.

The property sits approximately 2 miles North East of Blackburn town centre and approximately 1 mile from junction 6 of the M65 motorway.

Gladstone Street leads directly onto the A678 (Copy Nook), which in turn leads directly onto Blackburn's inner ring road, Barbara Castle Way.

Description

The property comprises a recently refurbished industrial unit. It is of steel frame construction with insulated steel clad walls and roof, incorporating translucent roof panels.

It has a minimum eaves height of around 10 feet and benefits from access via 2 roller shutter doors on each gable end of the unit. The floor is concrete

Externally the property benefits from a shared parking and yard area.

Accommodation

We have calculated the premises has a gross internal area of 3,128 sq.ft.

It is possible for the unit to be combined with Unit 1 to provide a total area of 8,659 sq.ft. Further details on request.

Rental

£18,500 per annum, plus VAT.

Lease Terms

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

The tenant is to be responsible for the usual occupiers costs to include business and water rates, electricity and gas.

Building Insurance

Landlord to insure and charge to the tenant. Further details available on request.

Rating

The property will require assessment on occupation for rating purposes but it is anticipated that the Rateable Value will be in the region of £12-15,000. Further details on request.

Legal Costs

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

VAT

VAT may be applicable to figures quoted in these details.

Services

All mains services are connected to the property. The unit benefits from a large amount of available power with up to 1,000kva available to the unit.

EPC

The property is rated C(62). See link: <https://find-energy-certificate.service.gov.uk/energy-certificate/1931-7747-5935-3177-3263>

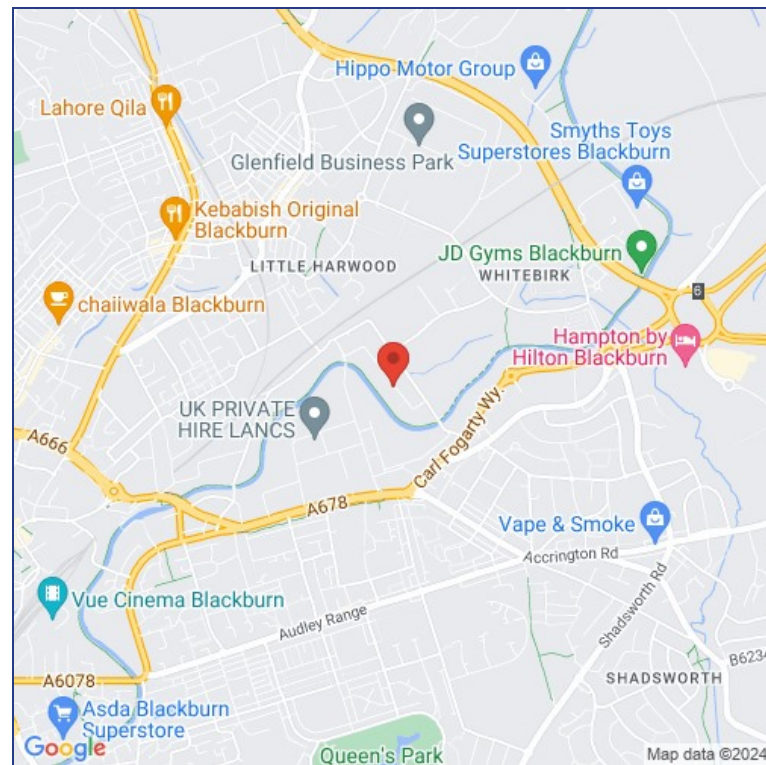
Viewing

Strictly through agents Taylor Weaver

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