

Hollins Business Park, Hollins Grove Street, Darwen, BB3 1HG

**TO LET**



## TO LET

Use - Industrial

Size - 1,500 - 8,500 Sq ft

Rent - See accommodation schedule.

- New Build, High Quality Industrial/Trade Counter Unit
- 1,500 sq.ft - 8,500 sq.ft
- Two minutes drive from junction 4 of the M65 motorway
- Six metre eaves
- Available immediately



COMMERCIAL PROPERTY AGENTS, CHARTERED SURVEYORS AND VALUERS

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## Hollins Business Park, Hollins Grove Street, Darwen, BB3 1HG

### Location

The development is located fronting Hollins Grove Street within 2 minutes drive of junction 4 of the M65 motorway.

The surrounding occupiers include Canopies UK, Vampire Vape, Howdens Joinery, amongst many others.

There have been a series of new commercial developments in the immediate area which has created a popular and very accessible business park setting.

### Description

Hollins Business Park comprises of 5 interconnected new build industrial units which can be let individually or as a whole.

The buildings are constructed on a steel portal frame and a minimum eaves height of 6 metres. Internally the units benefit from a solid concrete floor, electric sectional up and over door, w.c facility with led pendant lighting internally and a large concrete yard to the front of each unit with demised parking.

The units are finished to an extremely high specification and would be suitable for all uses subject to planning.

### Accommodation

The units have been measured on a gross internal area basis as follows:

Units 8-13	8,500 sq.ft	£85,000 per annum plus VAT
Unit 8	2,000 sq.ft	£24,000 per annum plus VAT
Unit 13	1,500 sq.ft	£18,000 per annum plus VAT

\* It is possible to create any size of unit from 1,500 - 8,500 sq.ft as internal walls have not been constructed. Further details are available on request.

### Rental

See accommodation schedule.

### Lease Terms

The units are available by way of a minimum lease of 5 years on FRI terms. The ingoing tenant will also be responsible for the usual occupiers costs to include business, water rates and electricity.

### Service Charge

A service charge will be charged on occupiers for the upkeep of the common parts of the estate. Amount to be confirmed.

### Rating

To be assessed on occupation. Further details are available on request.

### Legal Costs

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

### Services

All mains services with the exception of gas are connected to the property.

### Planning

B2/B8 Uses

### Viewing

Strictly via sole agent

Taylor Weaver

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