

# FOR SALE

**ORCHARD MILL SOUTH, DUCKWORTH STREET,  
DARWEN, LANCASHIRE, BB3 1AT**



INDICATIVE IMAGE

**167,678 Sq Ft (15,577.28 Sq M)**

- **SUBSTANTIAL MANUFACTURING COMPLEX**
- **REDEVELOPMENT POTENTIAL**



## LOCATION

The premises are situated fronting Duckworth Street in Darwen, which is the A666. The A666 links Blackburn to Bolton and Junction 4 of the M65 Motorway is approximately 2 miles to the North, which provides access to the M61 and M6. Blackburn Town Centre is approximately 3 miles to the North of Darwen, and the site is immediately adjacent to Darwen Town Centre.

## DESCRIPTION

The property comprises of a substantial manufacturing complex, constructed with a multi-storey manufacturing unit, with further single and two storey extensions mostly to the rear.

The property incorporates attractive three storey office and loading yards at the Northern and Southern boundaries. There are staff and visitor car parking areas, concrete yards and further land off Heys Lane, adjacent to the River Darwen.

## ACCOMMODATION

	Sq. Ft.	Sq. M.
<b>Total Area</b>	<b>167,678</b>	<b>34,732</b>

	Acres	Hectares
<b>Site Acreage</b>	<b>6.819</b>	<b>2.759</b>

(Measurements to be confirmed)

## SERVICES

We understand all main services are installed.

## SERVICES RESPONSIBILITY

It is the prospective tenants responsibility to verify all services and systems are in working order and are of adequate capacity and suitable for their purpose.

## PRICE

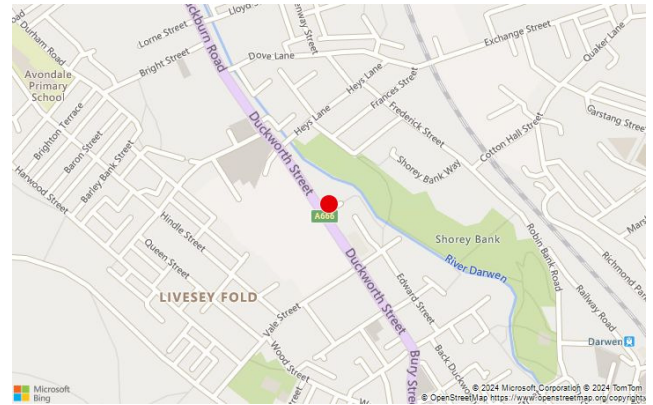
On Application.

## LEGAL FEES

Each party to be responsible for their own legal fees.

## VAT

Rents and prices where quoted are exclusive of, but may be liable to VAT at the prevailing rate.



## RATES

We understand the rateable value to be £277,500 per annum. The premises are described as "Works and Premises"

## TENURE

We understand the premises are largely freehold and free from Chief Rent.

## PLANNING

We understand the site is now allocated with Darwen Town Centre and is suitable for a number of alternative uses subject to planning permission. Prospective purchasers are recommended to contact Blackburn with Darwen Borough Council 01254 585 585.

## EPC

A number of EPC's are available on request.

## VIEWING

Strictly by appointment with the sole agents.  
**Nolan Redshaw**

Contact: Paul Nolan  
Tel: 0161 763 0822  
Email: [paul@nolanredshaw.co.uk](mailto:paul@nolanredshaw.co.uk)

## ANTI-MONEY LAUNDERING REGULATIONS

We are obliged to verify the identity of the proposed purchaser and seek confirmation of source of funding once an agreement has been reached.



1. These details do not form part of an offer or contract. 2. They intend to give a fair description but neither Nolan Redshaw Ltd nor the Vendor/Lessor accepts responsibility for any error they may contain. 3. Purchasers or prospective tenants should satisfy themselves by inspection of the premises. 4. No person in the employ of Nolan Redshaw Ltd has authority to give any representation or warranty in relation to this property. 5. Prices/Rents are exclusive of VAT. 6. Subject to contract.



 **0161 763 0828**



50 m

100 m

Area  
27593.81 m<sup>2</sup>  
297017 ft<sup>2</sup>  
2.759 ha  
6.819 acres

Perimeter  
862.27 m

Add area to polygo

