



Alan Ramsbottom Way, Blackburn, BB6 7FD

For Sale
2,379 sq ft

Unit 6 Union Court comprises a modern, end-terraced light industrial unit access via a single level loading door and personnel entrance.





Alan Ramsbottom Way, Blackburn, BB6 7FD

Summary

- EPC: C

Further information

- [View details on our website](#)

Contact & Viewings



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Description

The premises comprise a modern, end-terraced light industrial unit access via a single level loading door and personnel entrance. Externally there is a small, concreted yard (accessed via a shared road) and one parking space. The unit is Freehold.

Location

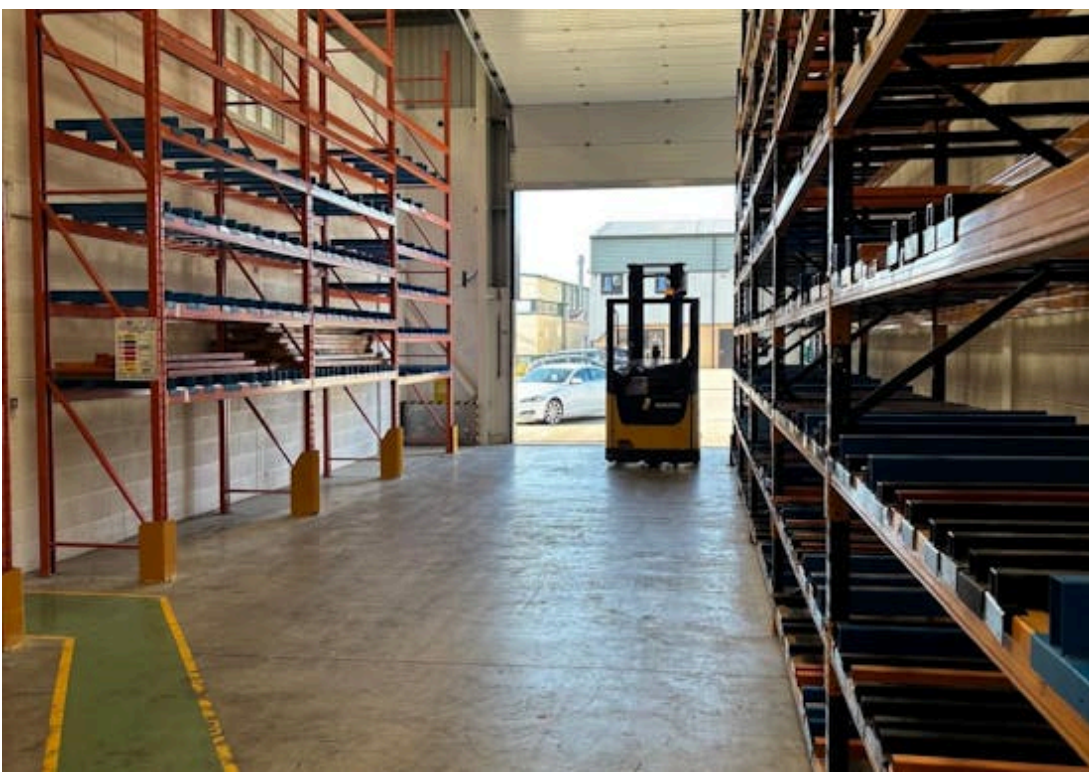
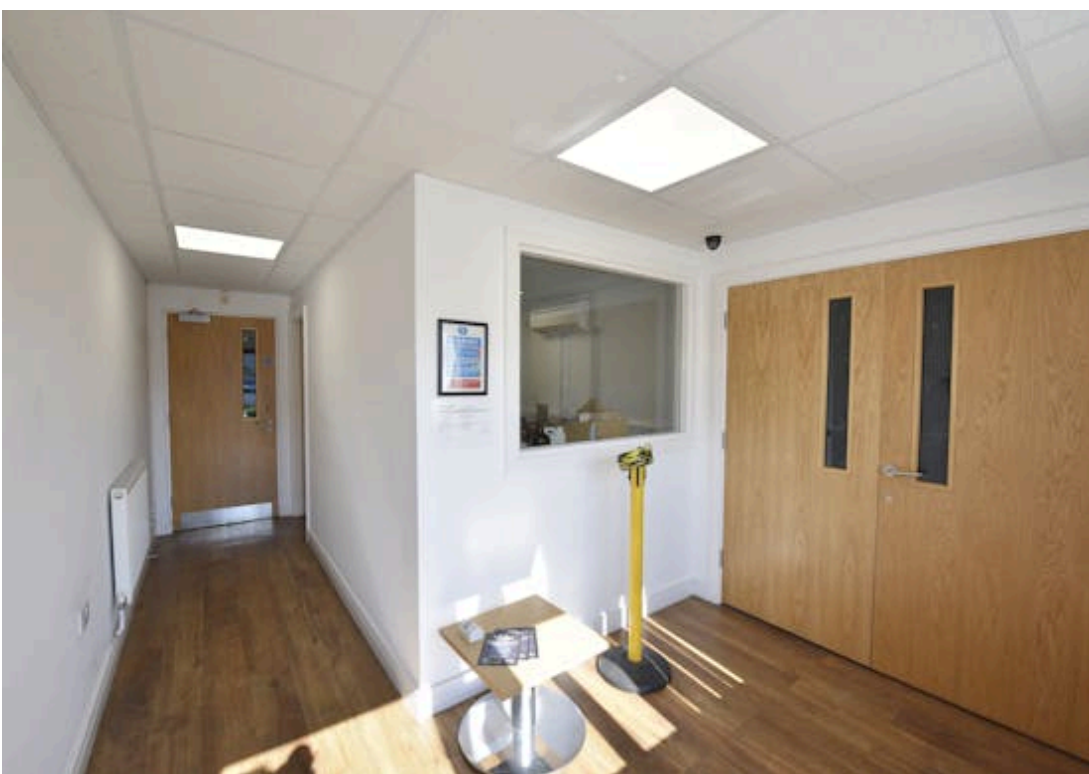
Great Harwood is located in the North West of England in the borough of Hyndburn. The town is located approximately 4 miles northeast of Blackburn, 5 miles west of Accrington and 28 miles north of Manchester.

The site offers convenient access to the M65 motorway via Junction 7 (approximately 3 miles south), providing direct routes to Preston, Blackburn, and the wider motorway network. The A679 runs through Great Harwood, connecting the town to neighbouring commercial areas and facilitating efficient distribution operations.

Accommodation

Name	sq ft	sq m	Availability
Unit - 6	2,379	221.02	Available
Total	2,379	221.02	





Energy performance certificate (EPC)

Unit 6, Union Court Alan Ramsbottom Way Great Harwood BLACKBURN BB6 7FD	Energy rating <div>C</div>	Valid until: 24 July 2035
		Certificate number: 1054-4914-3673-5141-8845

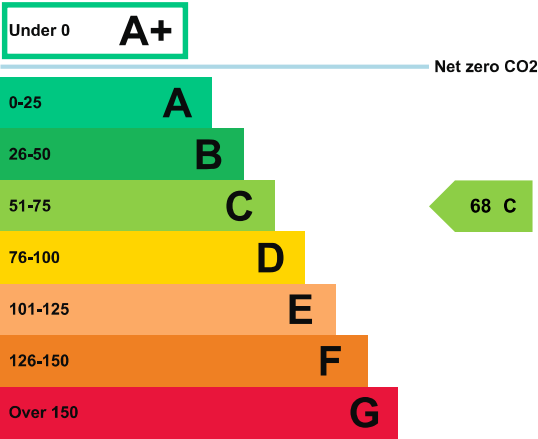
Property type	Storage or Distribution
Total floor area	228 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built	29 B
If typical of the existing stock	117 E

Breakdown of this property's energy performance

Main heating fuel	Natural Gas
Building environment	Heating and Natural Ventilation
Assessment level	3
Building emission rate (kgCO ₂ /m ² per year)	15.75
Primary energy use (kWh/m ² per year)	118

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/6863-6976-0640-1719-0891\)](https://energy-certificate/6863-6976-0640-1719-0891).

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Joe Hussey
Telephone	07969 355810
Email	info@braithwaiteenergy.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/018638
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Employer	Braithwaite Energy
Employer address	Kemp House 124 City Road London EC1V 2NX
Assessor's declaration	The assessor is not related to the owner of the property.
Date of assessment	26 June 2025
Date of certificate	25 July 2025