

**Unit D, Johnson Way, Blackburn,  
Lancashire, BB1 2QJ**

**B8**

**01925 320 520**  
www.b8re.com

**TO LET**

**14,803 ft<sup>2</sup> (Option to add 2,000 ft<sup>2</sup> mezzanine)**



**DETACHED INDUSTRIAL / WAREHOUSE UNIT**

## LOCATION

The property is situated on the popular Shadsworth Business Park, close to Junction 5 of the M65 motorway, approximately 2 miles south east of Blackburn town centre.

The estate boasts a number of prestigious occupiers, including GAP Plastics Limited, Tensar Manufacturing, Euro Garages head office, amongst many others.

## DESCRIPTION

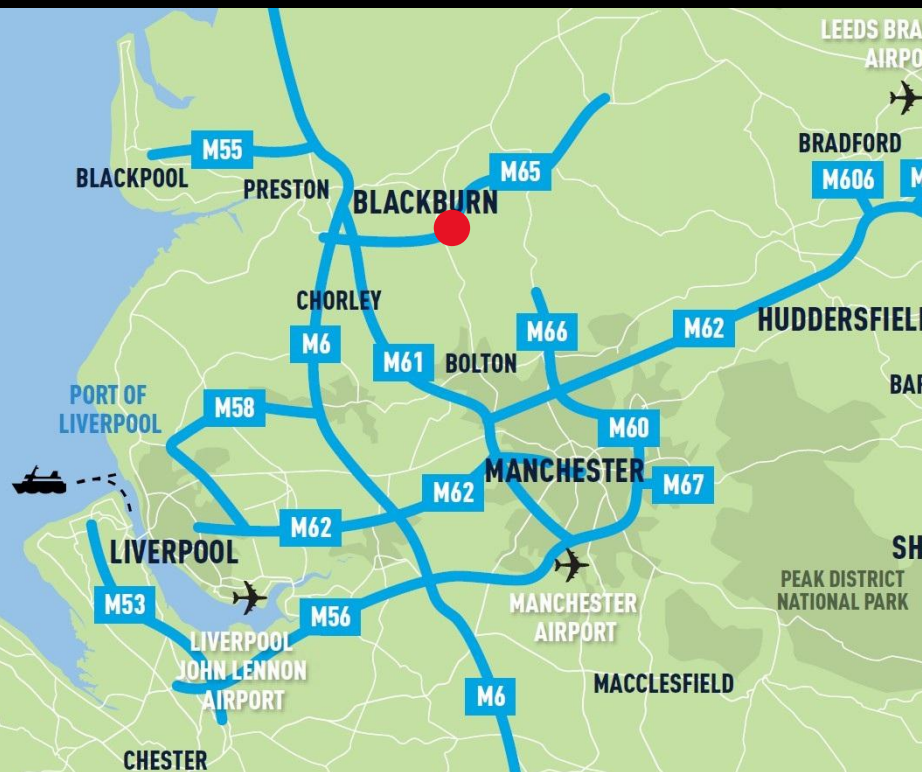
The property comprises a modern detached steel portal frame industrial unit with side extension constructed of brick and blockwork walls with steel profile elevations under a pitched roof incorporating translucent roof panels. Further specifications include:

- Three roller shutter doors (5m height)
- Single storey office block & staff canteen
- Minimum 6.15m eaves height
- Ample parking
- Large gated yard
- Three-phase power (185KVA)

## ACCOMMODATION

| Description          | Size (sq ft)  | Size (sq m)  |
|----------------------|---------------|--------------|
| Warehouse            | 14,243        | 1,323        |
| Office & Amenities   | 560           | 52           |
| <b>TOTAL</b>         | <b>14,803</b> | <b>1,375</b> |
| Mezzanine (Optional) | 2,000         | 186          |





## TERMS

The property is currently held on a FRI lease from 3<sup>rd</sup> June 2024 for a period of 5 years at a rent of £150,000 pa. The unit is available by way of the following:

1. Assignment of the lease until June 2029
2. Sub-letting until June 2029 less one month
3. Grant of a new lease for a longer period than remaining on the lease following the surrender of the existing lease

## RATES

The property has a Rateable Value of £81,000 with rates payable of £39,690.

## LEGAL COSTS

Each party is to be responsible for their own costs incurred in this transaction.

## VAT

VAT will be payable at the prevailing rate.

## EPC

The property has an EPC rating of B(47) expiring in April 2033.

## ANTI MONEY LAUNDERING

Under Anti-Money Laundering Regulations, we are obliged to verify the identity of a proposed tenant / purchaser once a letting or sale has been agreed, prior to the instruction of solicitors. This is to help combat fraud and money laundering, and the requirements are contained in statute.

## CONTACT

For further information / viewings please contact:

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