

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

B8

01925 320 520
www.b8re.com

TO LET

14,803 sq ft (1,375 sq m)



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

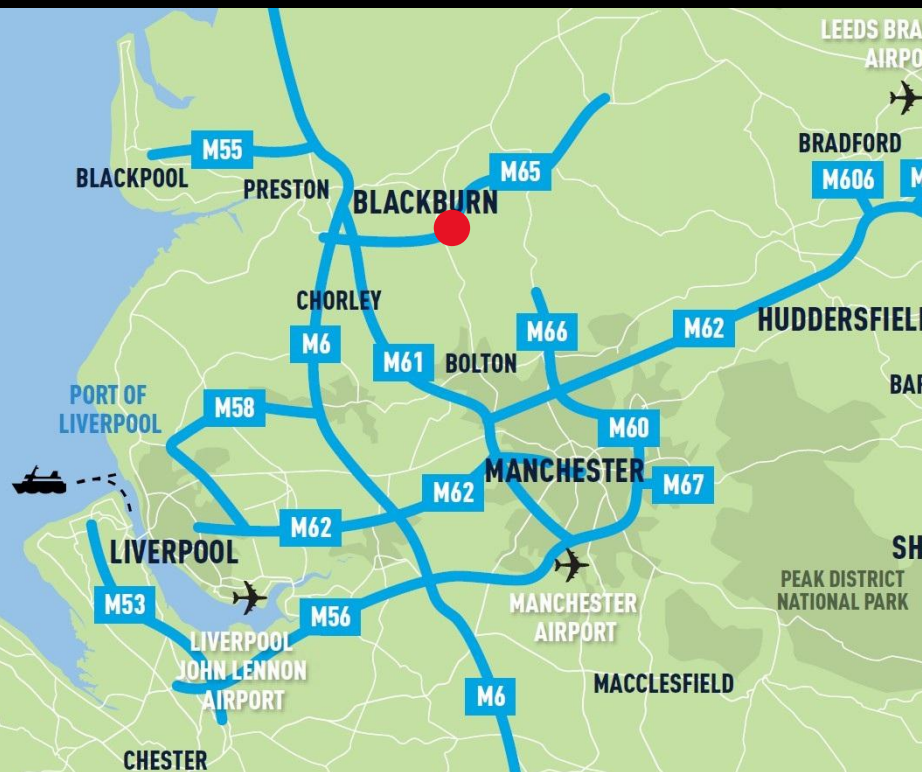
The property comprises a modern detached steel portal frame industrial unit with side extension constructed of brick and blockwork walls with steel profile elevations under a pitched roof incorporating translucent roof panels. Further specifications include:

- 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
TOTAL	14,803	1,375





TERMS

The property is currently held on a FRI lease from 3rd 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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