

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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TO LET



UNIT 4 MERCER WAY SHADSWORTH BUSINESS PARK BLACKBURN BB1 2QR

- Modern industrial/warehouse property.
- 0.61 hectares (1.52 acres) site.
- Substantial yard.
- Gross Floor Area 2,263 sq. m (24,360 sq. ft.)
- Eaves height 6 metres.
- Close to Junction 5 M65.

LOCATION

Situated within Shadsworth Business Park which is accessed immediately off Junction 5 of the M65 motorway.

Shadsworth Business park is one of the premier locations in Blackburn and provides excellent access to the M65 and national motorway network.

The property is located on Mercer Way which is accessed from Duttons Way and Lions Drive.

DESCRIPTION

High quality manufacturing/warehouse property of steel portal frame construction with feature bricking and glazed elevations to the office frontage.

Externally brick work to approximately 2 metres thereabove clad in insulated profiled sheet metal cladding to walls and roof.

The office entrance benefits from a feature glazed full height elevation together with ribbon windows to the first floor.

Internally the property provides ground floors offices, reception, staff WC's and kitchen with further offices on the first floor.

The warehouse provides open plan manufacturing/warehousing accommodation accessed via two electrically operated roller shutter doors. Concrete floor. Eaves height 6 metres.

ACCOMMODATION

Ground Floor

Incorporating warehouse, ground floor offices, entrance, WC's and kitchen
2,126 sq. m (22,885 sq. ft.)

First Floor

Offices 137 sq. m (1,475 sq. ft.)

Total Gross Internal Floor Area

2,263 sq. m (24,360 sq. ft.)

EXTERNALLY

The property is within a large site of approximately 0.61 hectares (1.52 acres). The site is fully secured by a metal palisade fence. Concrete surfaced yard.

SERVICES

All mains services are available including three-phase electricity. The offices are heated via a gas fired hot water central heating system.

SERVICES RESPONSIBILITY

It is the ingoing tenant's responsibility to verify that all services are suitable for their requirements.

PLANNING

It is the tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

RATING

With effect from the 1st April 2026 the property has a Rateable Value of £124,000 we are verbally informed by the Local Authority.

RENTAL

£207,060 per annum (£8.50 per sq. ft.)

The rental is payable quarterly in advance and is quoted exclusive of VAT.

LEASE TERMS

The property is available by way of a new lease for a term of years to be agreed incorporating rent reviews at appropriate intervals.

VAT

VAT is applicable.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available upon request.

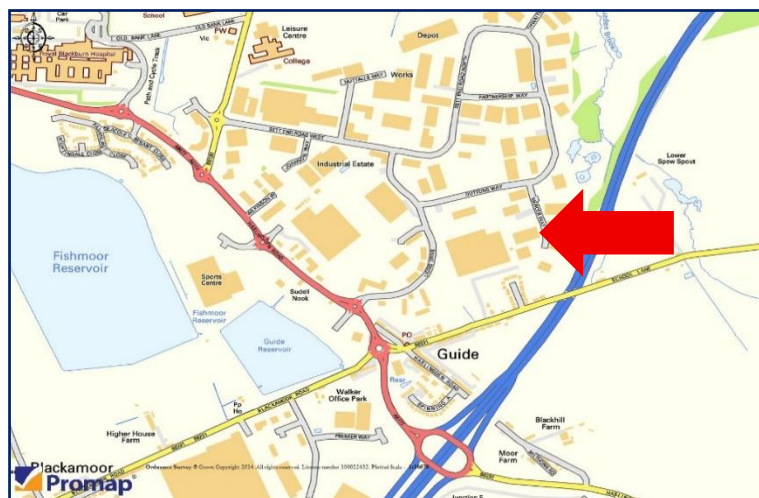
LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF MC.KC.2602.16901 Email michael@tdawson.co.uk





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