

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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www.tdawson.co.uk

TO LET



WITTON MILL STANCLIFFE STREET BLACKBURN BB2 2QU

- Warehouse/manufacturing complex within a large self-contained site of 4.4 acres.
- Substantial yardage and parking.
- 78,000 sq. ft. plus first floor offices undergoing refurbishment.
- Low rental of £4.15 per sq. ft.
- Extended storage facilities of 16,000 sq. ft.

LOCATION

The premises lie two miles south-west of Blackburn Town Centre with a substantial frontage to Stancliffe Street. Junction 4 of the M65 motorway is approximately two miles to the south.

DESCRIPTION

Predominantly single-storey industrial warehouse complex constructed in three bays of steel portal frame construction with brick to a height of 8' and insulated UPVC cladding above to both the roof and walls. Dock level and drive-in loading facilities are at various points along the elevations.

Externally generous concrete surfaced yardage and parking with the opportunity to create further external storage and parking.

Further temporary storage facilities extending to 16,000 sq. ft. have been erected in the yard.

The offices are currently being refurbished at first floor.

ACCOMMODATION

The property has a gross internal floor area of approximately 78,000 sq. ft.

SERVICES

All mains services are available and connected to the site. The site has a substantial power supply and the benefit of its own sub-station. It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

RATING

The whole property is currently listed as having a rateable value of £233,000. Enquiries in regard to Business Rates payments should be directed to Blackburn with Darwen Borough Council who can be contacted on 01254 585585.

PLANNING

The immediate past use is for general industrial use, Class B2 of the Use Classes Order 1987.

LEASE

Available by way of a sub lease for a term of years to be agreed on a full repairing and insuring basis.

RENTAL

£390,000 per annum. Low rate per sq. ft. of £4.15.

VAT

VAT will be charged on the rental at the standard rate.

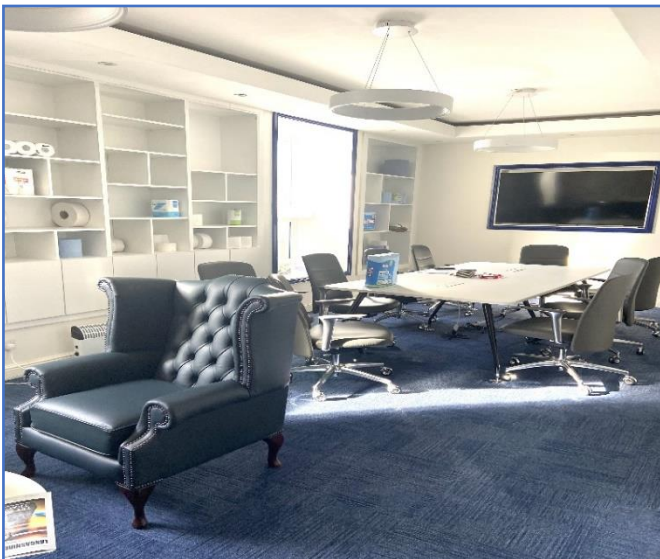
ENERGY PERFORMANCE CERTIFICATE

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

VIEWING

STRICTLY BY APPOINTMENT WITH SOLE AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR.
OUR REF CEJ YM 2604.13748 Email caroline@tdawson.co.uk





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