

UNDER OFFER

Ground Floor Workshop Premises With Offices
5,917 Sq Ft



**UNIT 2, ST. IVES ROAD, BLACKBURN, LANCASHIRE, BB1
2BX**

- Close to M65
- Attractive terms
- Good quality offices
- Competitive terms
- Available Summer 2026



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Location

The premises are located off St. Ives Road, close to its junction with Intack traffic lights, which lies within 0.5 miles of Junction 6 of the M65 motorway.

Description

The premises comprise a single storey industrial building, brick built with pitched felt timber and corrugated asbestos roof supported on steel trusses.

Access to the building is a via a large loading door and personnel doors.

Internally the property has a solid concrete floor, painted brick and blockwork walls, internal eaves height of 10ft and fluorescent lighting throughout.

In addition, good quality office and meeting room, together with ancillary male and female WC and kitchen facilities have been constructed.

Externally there is ample on site parking within a secure large tarmac surfaced car park and loading area.

Accommodation

We have calculated the gross internal area of the premises to be 5,917 sq.ft including approximately 1,724 sq.ft of good quality offices.

Lease Terms

The premises are available by way of a new lease for a minimum period of 5 years, with the tenant occupying on a full repairing and insuring basis.

A service charge and building insurance premium will be recharged. Further details on request.

The tenant will be responsible for the usual occupier's costs, which include business and water rates, electricity and gas.

Rating

From the Valuation Office Agency rating list, as published on the internet, we are advised that the property has a rating assessment of £19,750 with rates payable of £9,855.

Legal Costs

Each party to be responsible for their own legal costs involved in the transaction

VAT

VAT is applicable to the figures quoted in these particulars

Services

It is understood that all mains services excluding gas are connected to the property including 3 phase power.

EPC

An EPC is available on request.

Planning

The premises are suitable for light industrial, general industrial and warehouse use.

Availability

The property is available from June 2026.

Money Laundering Regulations

Please note that we are now required to carry out customary due-diligence on all purchasers/tenants once an offer is accepted, whereby we are required to obtain proof of identity and proof of address of the prospective purchaser/tenant.

We will then undertake an AML check via Smart Search to comply with HMRC's anti money laundering requirements.

Additional Information

Rent

£32,500 Per Annum

Viewing

Strictly through agents

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