

TO LET

Modern, End Terrace Industrial Unit.
3,000 Sq Ft



CHALLENGE COURT, BLAKEWATER ROAD, BLACKBURN, LANCASHIRE, BB1 5EU

- Competitive terms.
- Prominent main road position.
- Easy access to the motorway network.
- Available asap.



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Location

Challenge Court is situated off Blakewater Road on the popular Greenbank Business Park.

The unit is approximately 1.5 miles from Blackburn town centre and 0.5 miles from junction 6 of the M65 motorway.

It is an established business park with companies in the locality including Gilbraiths Repair Centre, Silicone Engineering, Precision Polymer Engineering and United Utilities.

Description

The property comprises an end terrace, high quality industrial unit constructed in 2016.

It is steel portal frame construction overlaid with profile metal sheeting incorporating translucent roof panels.

It has the benefit of aluminium sealed, double glazed windows and personnel entrance to the front with loading provided by an electrically operated up and over roller shutter door.

Internally, it has a reception area, open plan office with private office together with staff w.c and amenity facilities.

The office area has the benefit of gas fired central heating, LED lighting within the suspended ceiling, carpet tiled floors and has been decorated throughout. A mezzanine floor has been constructed over the offices.

The warehouse has an eaves height of 6 metres, LED lighting, concrete floor and three phase power.

Externally, to the front is a shared yard together with parking.

Accommodation

We have calculated the gross internal area to be as follows:

Ground Floor

Offices - 1,500 sq. ft

Warehouse - 1,500 sq. ft

There is space above the offices that could be used as a mezzanine floor which extends to 1,500 sq. ft

Tenure

Leasehold

Lease Terms

The property is currently held on a FRI lease from 1st October 2025 for a period of 5 years at a rent of £30,000 pa. The unit is available by way of the following:

1. Assignment of the lease until September 2030
2. Sub-letting until September 2030 less one month
3. Grant of new lease for a longer period than remaining on the lease following the surrender of the existing lease

The rent in each scenario is payable monthly in advance and is exclusive of the costs of occupation, e.g. business and water rates, electricity and gas.

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

All mains services are available to the property.

EPC

An EPC is available on request.

Planning

The unit is suitable for most light industrial warehouse uses.

It is the tenants responsibility to verify that their intended use is acceptable to Blackburn with Darwen Borough Council.

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

£36,000 Per Annum

Viewing

Strictly through agents
Taylor Weaver
(Neil Weaver MRICS)
01254 699030

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