

TO LET / MAY SELL

High Quality Industrial Unit
1,000 Sq Ft



UNIT 4 MOMENTUM AT BLACKBURN, ROUNDHOUSE WAY, BLACKBURN, LANCASHIRE, BB1 2NG

- BRAND NEW BUSINESS UNIT
- Excellent location next to junction 5 of the M65 motorway
- Established business area



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Location

The units are situated on the newly developed Momentum at Blackburn business park located just off Roundhouse Way on Haslingden Road, close to the junction with Blackamoor Road and within 400 yards of junction 5 of the M65 motorway.

Description

The property comprises a modern industrial/business unit of steel frame construction with brickwork walls and insulated profile cladding to both walls and roof which incorporates double skin translucent roof panels above.

Access to the unit will be via a manual roller shutter door and internally it will have the benefit of a solid concrete floor, windows at first floor level and w/c / amenity facilities.

Allocated parking is available to the front of the unit.

Accommodation

The units extends to 1000 sq.ft.

Tenure

Long leasehold for 999 years at a nominal ground rent

Lease Terms

The property is available by way of a new lease for a minimum period of 3 years on FRI terms.

Rating

With effect from the 1st April 2026 the property will have a Rateable Value of £12,750 with rates payable, when allowing for transitional relief, of £1,590

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

VAT is applicable

Services

With the exception of gas all mains services will be available to the property. A single phase of electricity will be provided.

EPC

An EPC is available on request

Planning

E(G)(iii) Industrial processes will be permitted. Other uses may be considered, further information is available on request.

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

Price

£210,000

Rent

£14,000 Per Annum

Viewing

Strictly via sole agents Taylor Weaver
Neil Weaver MRICS
Tel: 01254 699 030

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