

TO LET

Modern Industrial Unit
3,775 Sq Ft



UNIT 1A MILL BANK BUSINESS PARK, LOWER ECCLESHILL ROAD, BLACKBURN, LANCASHIRE, BB3 0FD

- AVAILABLE DUE TO RELOCATION
- Next to J4 M65 motorway
- High quality accommodation
- Available for Summer 2026



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Location

The property is located at the junction of Paul Rink Way, Greenbank Terrace and Lower Eccleshill Road in an established commercial area to the south of Blackburn.

Neighbouring occupiers including Brewers Fayre / Premier Inn, Bestway Cash and Carry, Halo ARC, Howden Joinery Canopies UK and Wheelbase Engineering.

Access to the M65 motorway is via Junction 4 which lies within 800m

Description

Millbank Business Park comprises a series of high quality industrial and warehouse units.

Unit 1A has the following specification:

- ~ Steel portal frame construction
- ~ Minimum eaves height of 6m
- ~ Solid concrete floor (50 KN per sq.m)
- ~ Electric sectional up and over door
- ~ Mezzanine floor suitable for offices or storage
- ~ Kitchen and wc facilities
- ~ LED lighting
- ~ State of the art camera monitoring system and alarm
- ~ Electric car charging point

To the front of the property is a shared loading and parking area for 6 vehicles

Accommodation

The gross internal area of the property is 3,775 sq.ft, including a mezzanine floor of 1,275 sq.ft

Tenure

Leasehold Only.

Lease Terms

The unit is available by way of a new lease for a minimum period of 5 years.

The ingoing tenant will occupy the property on a full repairing and insuring basis and be responsible for the usual occupier's costs, to include business & water rates, electricity and gas.

Service charge and building insurance will be charged. Further details on request.

Rating

The property has a Rateable Value of £23,250 with rates payable in the region of £11,600

Legal Costs

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

VAT

VAT is applicable

Services

All mains services are connected to the property

EPC

An EPC is available on request.

Availability

The unit is available in late Summer 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

£31,500 Per Annum

Viewing

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

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