

PROPERTY PARTICULARS INDUSTRIAL

**TREVOR
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

01254 681133

www.tdawson.co.uk

TO LET



MANNER SUTTON STREET EANAM BLACKBURN BB1 5DT

- New-build high bay warehouse facility with eaves height 7 m to 10 m
- Gross floor area 9,500 Sq. Ft.
- May split **4,750 Sq. Ft. / 2,375 Sq. Ft. / 2,375 Sq. Ft.**
- Excellent concrete yard facility with dual access.
- Available Spring 2026.
- Three roller shutter loading doors.

LOCATION

Immediate frontage to Manner Sutton Street opposite its junction with Quarry Street which leads directly to the inner ring road (A677) Barbara Castle Way and Eanam. The warehouse is approximately one and a quarter miles from Junction 6 of the M65 at Whitebirk. Blackburn town centre and all its amenities are within a few minutes' walking distance.

DESCRIPTION

A new-build high bay warehouse and manufacturing facility with an eaves height ranging from 7 m to 10 m at the apex. The warehouse is of steel portal frame construction with cavity brickwork to the elevations and thereafter overclad in insulated double skin profile metal sheeting. Internally, the warehouse will have a reception office, kitchenette facility and toilets. The working area has a solid concrete floor, protective blockwork leaf to 8 ft and three electrically operated roller shutter doors to an expansive yard, which have a height of 4.75 m and width of 4.9 m. The entrance to the yard is from Manner Sutton Street with a further entrance from Birley Street which is accessed from the Fort Street Industrial Estate. For added security, metal palisade fencing and gating has been erected at the entrances.

ACCOMMODATION

The gross internal floor area is 883 sq. m (9,500 sq. ft) A split may be available.

EXTERNALLY

There is a concrete surfaced loading yard of 650 sq.m.

SERVICES

All mains services are available with the exception of gas. Three phase electricity supply. 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 unit will be assessed for business rates upon occupation.

PLANNING

It is the ingoing tenant's responsibility to verify that their intended use is acceptable to the Local Planning Authority, Blackburn with Darwen Borough Council, who can be contacted on 01254 585585.

LEASE

Available by way of a new lease for a term of years to be agreed with rent reviews at appropriate intervals.

RENTAL

£90,000 PER ANNUM

VAT

The rental is quoted exclusive of VAT, which if applicable will be payable 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 JBR YM 2601.13712 Email jason@tdawson.co.uk**



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