

TO LET

Unit 1-4, Ramsgreave Business Park, Pleckgate Road, Blackburn,
Lancashire, BB1 8RP
9,818 Sq Ft



UNIT 1-4, RAMSGREAVE BUSINESS PARK, PLECKGATE ROAD, BLACKBURN, LANCASHIRE, BB1 8RP

- 9,818 sq. ft / 912 sq. m.
- Former joiners workshop
- Rent - £45,000 per annum plus VAT
- Available February 2026



UNIT 1-4, RAMSGREAVE BUSINESS PARK, PLECKGATE ROAD, BLACKBURN, LANCASHIRE, BB1 8RP

Location

The property is situated just off the A6119/Ramsgreave Drive, on the fringe of Blackburn town centre.

The location provides excellent connectivity, with junction 6 of the M65 motorway approximately 2 miles away. Further access to Preston and surrounding areas is available via the A6119.

The immediate vicinity is predominantly commercial, comprising a mix of industrial units and offices, along with a small care home nearby.

Description

Ramsgreave Business Park comprises a selection of good-quality, single-storey industrial units with integrated office space, ideally suited for manufacturing, production and storage uses.

Units 1-4 benefit from two level-access concertina doors leading into an open-plan, twin-bay warehouse. The warehouse offers flexible working height, with eaves ranging from 2.6 metres (under the truss) to 4.1 metres. The accommodation also includes well-presented office space with its own dedicated entrance, as well as an additional garage/store area served by a manually operated roller-shutter door.

Externally, the property provides designated parking for up to five vehicles and a modest area of yard space.

Accommodation

The accommodation has been measured on a gross internal area basis as follows:

Lease Terms

The property is available by way of a new lease for a minimum term of 3 years.

Rating

As published on the VOA online the property has a rateable value of £32,500. The rates payable for 25/26 will be in the region of £16,217 per annum.

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 available to the unit including 3 phase power and gas heating.

Planning

The property is suitable for uses on the B2 and B8 of the use classes order 1987.

Availability

Available February 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

£45,000 Per Annum

Viewing

Strictly through agents

Taylor Weaver

(James Taylor)

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