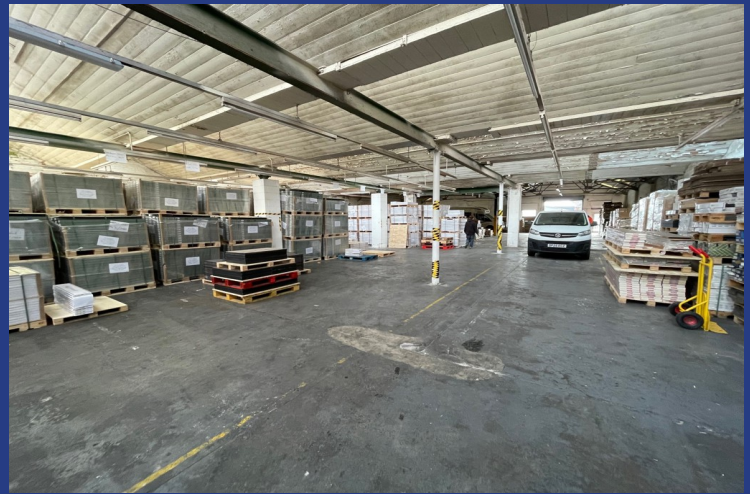


TO LET

Ground Floor Workshop
8,148 Sq Ft



**UNIT 3 ST. IVES BUSINESS PARK, ST. IVES ROAD,
BLACKBURN, LANCASHIRE, BB1 2BX**

- Easy access to M65
- Competitive terms
- Available in late Summer 2026



UNIT 3 ST. IVES BUSINESS PARK, ST. IVES ROAD, BLACKBURN, LANCASHIRE, BB1 2BX

Location

The premises are located fronting St. Ives Road, in a mixed industrial and residential area of Blackburn

The premises are located close to Intack traffic lights, which lie approximated 0.5 miles from the property

Description

The premises comprise a single storey industrial building, brick built with part metal clad pitched roof supported on steel roof trusses and part north light with slated glazed roof.

Access to the building is via a roller shutter door 9'1" width x 11'4" high.

Internally the property has solid concrete floor, minimum internal eaves height 10'3" and fluorescent lighting throughout.

Externally there is ample on site parking available within a large tarmac surfaced car park with allocated parking

Accommodation

We have calculated the gross internal area of the premises to be 8,148 sq.ft

Lease Terms

The premises are available by way of a new lease with the ingoing tenant occupying on an effective full repairing and insuring basis.

The tenant will also be responsible for the usual occupier's costs, to include business and water rates and electricity.

A service charge and the cost for the building insurance will be recharged to the ingoing tenant. Further details on request.

Rating

From the Valuation Office Agency rating list, as published on the internet, we are advised that the property has a rating assessment of £27,000 with rates payable in the region of £13,473.

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, excluding gas, are connected to the property. The property has a 185 KVA power supply.

EPC

An EPC is available on request

Planning

The premises are suitable for light industrial, general industrial and warehouse use

Availability

The property 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

£40,000 Per Annum

Viewing

Strictly through agents

Taylor Weaver

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