

TO LET

Southend Mill, Dewhurst Street, Darwen.
49,394 Sq Ft



SOUTHEND MILL, DEWHURST STREET, DARWEN, BB3 2EN

- 49,394 sq. ft. warehouse available to lease
- 6 metre eaves
- Open plan warehouse accommodation suitable for various uses
- Rent - on application
- Available Q2 2026



SOUTHEND MILL, DEWHURST STREET, DARWEN, BB3 2EN

Location

Situated in the BB3 2EN area of Darwen, Lancashire, the property occupies an established commercial location on the southern side of Blackburn. The position provides a practical base for regional distribution and manufacturing, with a strong local labour catchment and a mix of trade, industrial and logistics occupiers nearby.

The site benefits from convenient road connectivity, with straightforward access to the A666 and onward links to the M65 motorway, enabling efficient routes across East Lancashire and to the wider North West including Blackburn, Preston and Manchester. Local amenities and services are available in Darwen town centre, with broader retail, business and transport connections in Blackburn.

Description

The property comprises a substantial distribution and manufacturing facility extending to approximately 49,394 sq ft (GIA), with ancillary ground-floor office accommodation.

The warehouse is of steel portal frame construction with profile steel-clad elevations and roof, incorporating translucent roof panels. It benefits from motion-sensor LED lighting, gas heating, and an apex height of approximately 8m, with an internal eaves height of around 6m.

The warehouse provides largely open-plan accommodation and is served by four level-access roller shutter doors (each approximately 5m high). Externally, the property is complemented by a secure front yard of circa 0.6 acres, enclosed by palisade fencing, with additional yard space and parking to the side and rear.

The office accommodation totals approximately 1,924 sq ft, arranged entirely at ground floor, and includes kitchen and WC facilities. While the offices are somewhat dated, they offer clear potential for redecoration and upgrading to a modern standard.

Accommodation

The property has been measured on a Gross Internal Area (GIA) basis as follows:

Main warehouse: 39,300 sq ft
Rear stores / loading bay: 8,170 sq ft
Offices: 1,924 sq ft
Total GIA: 49,394 sq ft

Lease Terms

Available by way of a sublease expiring 30th September 2028
OR by way of a new lease for a term of years to be agreed.
Further details available on request.

Rating

Following the business rates revaluation effective from April 2026, the property will have a Rateable Value (RV) of £138,000. On this basis, rates payable are anticipated to be in the region of £76,590 per annum.

Legal Costs

Each party responsible for their own legal costs.

VAT

VAT is applicable to figures quoted.

Services

All mains services are connected to the property.

EPC

The property has an EPC rating of 'C'.

Planning

B2 / B8 uses.

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

On Application

Viewing

Strictly through agents
Taylor Weaver Ltd
(James Taylor)
01254 699030

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