



INDUSTRIAL STORAGE/WORKSHOP UNITS

TO LET

The Stables Business Park
Eanam
Blackburn
Lancashire
BB1 5BY

Size: From 19.69 sq.m (212 sq.ft) to
185.24 sq.m (1,994 sq.ft)

- Fully refurbished
- Conveniently located within close proximity to the centre of Blackburn.
- Various self-contained industrial/storage units
- Flexible lease terms available

LOCATION

The property is situated at Eanam occupying the former Daniel Thwaites Stables site which is conveniently located within half a mile from Blackburn town centre and within two miles of Junction 6 of the M65 motorway.

DESCRIPTION

A series of self-contained lock up units starting at 236 sq.ft up to 1,944 sq.ft. The units have been fully refurbished, benefiting from electric roller shutter door security. There are on site shared WC facilities available for the Tenant's use. Externally the units are accessed via a shared courtyard.

ACCOMMODATION

Unit 1	19.69 sq.m	(212 sq.ft)
Unit 2	34.28 sq.m	(369 sq.ft)
Unit 3	27.12 sq.m	(292 sq.ft)
Unit 4	29.10 sq.m	(314 sq.ft)
Unit 5	36.97 sq.m	(398 sq.ft)
Unit 6	45.2 sq.m	(487 sq.ft)
Unit 7	42.08 sq.m	(453 sq.ft)
Unit 8	47.93 sq.m	(516 sq.ft)
Unit 9	185.2 sq.m	(1,994 sq.ft)
Unit 10	20.99 sq.m	(226 sq.ft)

SERVICES

The property has the benefit mains electricity.

SERVICES RESPONSIBILITY

It is the prospective Tenant's responsibility to verify that all appliances, services and systems are in working order, and are of adequate capacity and suitable for their purpose.

PLANNING

It is the prospective Tenant's responsibility to verify that their intended use is acceptable to the local planning authority.

BUSINESS RATES

To be assessed.

RENT

From £6.50 per sq.ft. inclusive.

TERMS

The units are available by way of a Lease with a minimum term of twelve months.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred.

EPC

An Energy Performance Certificate is available upon request.

VAT

VAT will be charged on the rent at the prevailing rate.

VIEWING

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