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**TO  
LET**



## WAREHOUSE/WORKSHOP PREMISES WITH SHARED YARD

278 m<sup>2</sup> ( 2,992 ft<sup>2</sup> )

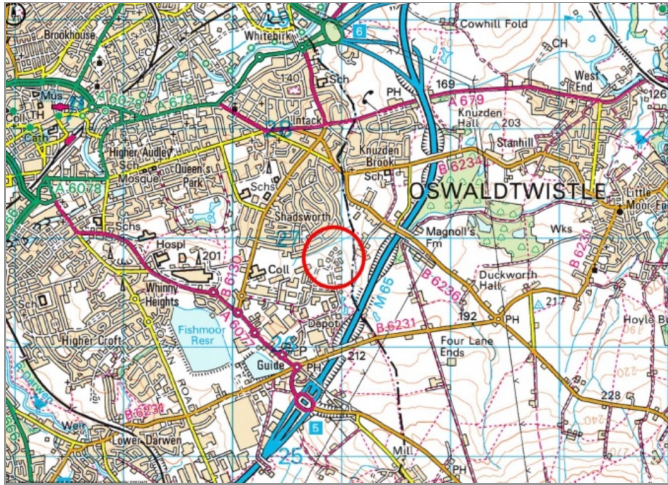
**Unit 1**  
**Thwaites Close**  
**Shadsworth Business**  
**Park**  
**Blackburn**  
**BB1 2QQ**

- Well located within 1 mile of Junction 5 of the M65
- Modern Industrial Unit
- Large secure yard area within palisade fence
- Flexible leasehold terms

[www.eckersleyproperty.co.uk](http://www.eckersleyproperty.co.uk)

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 LA1 1ET



## Location

The unit is situated at the southern end of Thwaites Close, near to its intersection with Sett End Road North and with the established Shadsworth Industrial Estate. The Estate is within 1 mile of Junction 5 of the M65 Motorway and has excellent links to Blackburn which is 3 miles to the north west and accessed via the A6077 Haslingden Road.

## Description

A modern single-storey end of terrace industrial unit, generally providing open plan accommodation with an integral office and staff amenities. The building is constructed around a light steel frame with brick and blockwork walls surmounted by metal profile cladding that is lined and insulated. The roof is to a pitch and also lined and insulated and incorporates translucent skylights.

The premises provide basic warehouse/workshop accommodation with access via an electrically operated up and over door. There is a separate access to the offices and both door and windows are roller shutter protected.

The main space is heated by a gas air heater. The offices are basic and functional with fluorescent strip lighting and electric storage heating.

The unit shares a large secure concrete service yard with a palisade fence and gate. There are 5 designated car parking spaces serving the unit.

## Accommodation

We have estimated the Gross Internal Area to be as follows:

	m <sup>2</sup>	ft <sup>2</sup>
Warehouse	249	2,676
Offices	29	316
<b>Total</b>	<b>278</b>	<b>2,992</b>

## Services

Mains electricity (3 phase), gas, water and drainage are available to the premises.

## Rating Assessment

The premises have a Rateable Value of £15,500.

Interested parties are advised to make their own enquiries with Blackburn with Darwen Council ([www.blackburn.gov.uk](http://www.blackburn.gov.uk)).

## Planning

We understand the premises benefit from a use generally within Class E of the Town & Country Planning (Use Classes) Order 1987 (as amended).

Interested parties are, however, recommended to make their own separate enquiries via the local planning authority, Blackburn with Darwen Council ([www.blackburn.gov.uk](http://www.blackburn.gov.uk)).

## Tenure

The premises are only available by way of a new Full Repairing and Insuring lease for a term of years to be agreed.

## Rental

£18,500 per annum, exclusive.

## VAT

We understand that the rent will be subject to VAT at the standard rate.

## Service Charge

There is currently a service charge payable to cover the upkeep of the common areas of the Estate.

## Energy Performance Certificate

5 YZ Unit 1, Thwaites Close Shadsworth Business Park BLACKBURN BB1 2QJ	<b>Energy rating</b> <b>D</b>	Valid until: 19 May 2030 Certificate number: 0160-8330-6652-1095-9006
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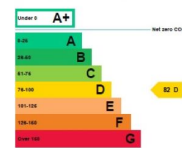
Property type	B1 Offices and Workshop businesses
Total floor area	276 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

## Photographs and Plans

Any photographs and indicative plans incorporated in these particulars are provided for identification purposes only and should not be relied upon.

## Legal Costs

Each party to be responsible for their own costs incurred in this transaction.

## Enquiries

Strictly by appointment with the sole agents:

### Eckersley

Telephone: 01772 883388

Contact: Harry Holden

Email: [hjh@eckersleyproperty.co.uk](mailto:hjh@eckersleyproperty.co.uk)