

TO LET - NEW BUILD INDUSTRIAL UNIT

Business First

Blackburn Road Simonstone BB12 7TG



PRIME NEW BUILD INDUSTRIAL UNIT

- Brand new Industrial Unit in the Heart of the Ribble Valley.
- Excellent 6 meter eaves height - ideal for pallet racking.
- Fantastic loading facilities.
- Excellent public transport links.
- Close to Junction 8 of the M65.
- Three-phase electricity supply (40 KVA), water/gas supply and free parking.



LOCATION

Located in Lancashire's Ribble Valley within the village of Simonstone are these 13 new build industrial units. The estate is located on Blackburn Road which is a main road connecting the site to Padiham Burnley, Blackburn and Hyndburn.

The area is predominately industrial with Time Technology Park and Altham Industrial Estate neighbouring the estate.

The estate is within a convenient and accessible location, being just a stone's throw away from Junction 8 of the M65. The M65 connects directly with the M6, making Birmingham and London easily accessible. Manchester City is only 45 minutes drive away.

Rail services are available from Preston which is half an hour away, making London Euston accessible in just over 2 hours.

There is onsite parking available directly in front of each unit, as well as excellent loading facilities.

DESCRIPTION

Brand new industrial unit for rent, purpose built for B1 and B8 Commercial Use. Other uses may also be suitable, subject to obtaining the necessary planning consent.

The unit is of steel portal frame construction with glass personnel entrances and roller shutter door accesses. There is block work to approximately 1/4 height.

The unit is designed to allow as much natural light as possible to flow through, hence the glass fronts and roof lights.

Each unit has allocated car parking and loading facilities. Internally there is an eaves height of 6 metres which is great for pallet racking.

The unit comprises of a reception/office to the front, separate WC and kitchenette and open plan warehousing to the rear.

Given the height of the units and subject to the landlord's consent, the tenant would be able to install their own mezzanine should they require.

ACCOMMODATION

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

144.9 sq.m/1550 sq.ft.

RENT

£13,950 per annum (Thirteen Thousand Nine Hundred and Fifty pounds per annum).

LEASE TERMS

Available on a new full repairing and insuring (FRI) lease for a term to be agreed.

RATES

To be assessed.

SERVICES

Mains services connected to the units include a three phase power supply (40 KVA), mains water, mains drains and a gas supply.

It is the responsibility of the ingoing tenant to satisfy themselves that services are in working order and can satisfy their needs.

VAT

Is applicable at the prevailing rate.

EPC

A full copy of the report can be made available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in the transaction.

VIEWING INFORMATION

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Additional Photographs



Site Plans

