

# INDUSTRIAL

## FOR SALE / TO LET

AVAILABLE SUMMER 2019

NEW WAREHOUSE / BUSINESS UNITS  
CLOSE TO JUNCTION 8, M65

FROM 144 SQ.M. (1,550 SQ.FT.)



**BLACKBURN ROAD**  
**SIMONSTONE**  
**BB12 8UE**

## **LOCATION**

Situated close to Junction 8 of the M65 motorway between Shuttleworth Mead and Altham Business Parks.

Junction 8 of the M65 links with the A56 Accrington bypass and the M66 to the south.

## **DESCRIPTION**

A new development of three plots of warehouse/business units ranging in size from 1,550 sq.ft. to 5,620 sq.ft.

The units will be built to modern standards including insulated walls and roof. Access via a loading door to the front elevation and internally will benefit from an eaves height of approximately 6m and include w.c., brew station, emergency lighting and fire alarm.

## **ACCOMMODATION**

See Schedule.

## **SERVICES**

All mains services will be available including three phase electricity. The exception being gas which will be confirmed in due course.

## **SERVICES RESPONSIBILITY**

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

## **PLANNING**

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

## **RATING**

The units will have to be assessed upon occupation. An estimate can be provided if required. The smaller units are likely to benefit from Small Business Relief if the occupier is eligible.

## **RENTAL / PRICE**

See Schedule.

## **LEASE TERMS**

The units are available on either occupational leases for a term of years to be agreed or alternatively for sale on a long leasehold basis for a term of 999 years subject to a nominal ground rent.

## **SERVICE CHARGE**

A service charge will be levied on all occupiers within the site to cover management and maintenance of the common external areas.

## **VAT**

VAT is applicable.

## **ENERGY PERFORMANCE CERTIFICATE**

An Energy Performance Certificate will be provided upon practical completion.

## **LEGAL COSTS**

Each party to be responsible for their own costs incurred.

## **VIEWING**

STRICTLY BY APPOINTMENT WITH THE SOLE AGENTS TREVOR DAWSON LIMITED, THE PORTAL, BRIDGEWATER CLOSE, NETWORK 65 BUSINESS PARK, BURNLEY, BB11 5TT.



## **SCHEDULE OF AVAILABILITY**

### **BLACKBURN ROAD SIMONSTONE**

<b>Unit No.</b>	<b>Size</b>	<b>Price</b>	<b>Rental (p.a.)</b>
One GF & FF	5,200 sq.ft.	<b>RESERVED</b>	
Two	1,550 sq.ft.	<b>SOLD</b>	
Three	1,550 sq.ft.	<b>SOLD</b>	
Four	2,325 sq.ft.	£299,000	£18,600
Five	2,325 sq.ft.	£299,000	£18,600
Six	1,550 sq.ft.	<b>RESERVED</b>	
Seven	1,550 sq.ft.	<b>RESERVED</b>	
Eight	1,550 sq.ft.	£220,000	
Nine	1,550 sq.ft.	£220,000	
Ten	1,550 sq.ft.	£220,000	
Eleven	1,550 sq.ft.	<b>SOLD</b>	
Twelve	1,550 sq.ft.	<b>SOLD</b>	
Thirteen	2,325 sq.ft.	<b>RESERVED</b>	

A service charge is levied on all occupiers within the business park for management and maintenance of the common external areas. The proposed charge is 30p per sq.ft.

A ground rent is also applicable. The ground rent will be between £250 to £500 per annum depending upon the size of the plot. Details upon request.