

# PROPERTY PARTICULARS INDUSTRIAL

**TREVOR  
DAWSON**

COMMERCIAL PROPERTY CONSULTANTS

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

**TO LET**



**WAVERLEDGE BUSINESS PARK  
WAVERLEDGE STREET  
GREAT HARWOOD  
BB6 7EA**

- Warehouse, storage and manufacturing units.
- Immediate availability.
- Gross floor area from 7,320 sq. ft.

## LOCATION

Waverledge Business Park complex is accessed from Blackburn Road which is the main route into the market town of Great Harwood. The Town Centre is approximately half a mile distant and Junctions 6 and 7 of the M65 motorway are within a few minutes' drive.

## DESCRIPTION

Former mill of brick construction that has been sub divided to form northlight roof units with electrically operated roller shutter door access.

Internally the units have solid concrete floors and excellent natural light which is enhanced by LED lighting. Staff office and toilet facilities.

Extensive loading and delivery yardage to the rear units.

## ACCOMMODATION

See schedule below.

## SERVICES

Three phase electricity supply and mains water. There is no gas supply. It is the ingoing tenant's responsibility to verify that all appliances, services and systems are in working order, are of adequate capacity and suitable for their purpose.

## RATING

Rateable values to be calculated upon occupation. Prospective tenants may be entitled to relief from the payment of Business Rates and enquiries in this regard should be directed to Hyndburn Borough Council who can be contacted on 01254 388111.

## ENERGY PERFORMANCE CERTIFICATES

Energy Performance Certificates have been commissioned and can be made available upon request.

## LEASE

Immediate availability for a term of years to be agreed on an effective full repairing basis.

## RENTAL

See schedule below.

## SERVICE CHARGE

A service charge will be levied for the maintenance of the site and external repairs to the unit, if required.

## VAT

VAT will be charged on the rental and service charge at the current prevailing rate.

## INSURANCE

The tenant to reimburse the landlord the cost of the buildings insurance. Tenant to insure the contents of the building.



Unit	Sq. Ft.	Rental	Comments
10A	7,320	£5.00 p.s.f.	
10B	16,580	£4.50 p.s.f.	
10C	11,300	£4.50 p.s.f.	
10D	11,300	£4.50 p.s.f.	
10E	12,200	£4.50 p.s.f.	10E has its own delivery yard
Rear	11,000	£4.50 p.s.f.	
Rear	16,500	£4.50 p.s.f.	

## VIEWING

**STRICTLY BY APPOINTMENT WITH AGENTS TREVOR DAWSON LIMITED OF CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR. OUR REF JBR LMH 2211.12733 Email [jason@tdawson.co.uk](mailto:jason@tdawson.co.uk)**

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