PROPERTY PARTICULARS

INDUSTRIAL



18 Richmond Terrace, Blackburn, BB1 7BL blackburn@tdawson.co.uk

TO LET

WAREHOUSING/DISTRIBUTION UNITS AND SECURE COMPOUNDS

FLEXIBLE EASY-IN/EASY-OUT TERMS FROM SIX MONTHS UPWARDS

24 HOUR SECURITY

EXCELLENT LOCATION ADJACENT TO J7, M65

UNITS FROM 14,400 SQ. FT. - 54,000 SQ. FT.



JUNCTION 7 BUSINESS PARK
ACCRINGTON
BB5 5JW

LOCATION

Junction 7 Business Park occupies a highly accessible position, immediately adjacent to Junction 7 of the M65 motorway which provides direct access to the M66 to the east and the M61/M6 to the west.

DESCRIPTION

The buildings are of a steel truss construction with single-storey brick elevations and northlight roofs. Each of the units has welfare facilities and offices, with surrounding yard and loading.

The units can be sub divided to suit requirements, and Unit B has the additional benefit of a large enclosed yard.

ACCOMMODATION

Current availability:

14,400 sq. ft.

14,500 sq. ft.

54,000 sq. ft.

The latter within DShop which includes a substantial yard.

SERVICES

All mains services are available, including three phase electricity. Heating and lighting are fitted throughout. However, 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

Each of the units will be separately assessed upon occupation. A guide figure is available upon request.

LEASE

Flexible terms from six months upwards.

RENTAL

£5.00 per square foot, per annum, inclusive of service charge.

VAT

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

VIEWING

STRICTLY BY APPOINTMENT WITH AGENTS TREVOR DAWSON LIMITED, CAPRICORN HOUSE, CAPRICORN PARK, BLAKEWATER ROAD, BLACKBURN, BB1 5QR

Email <u>caroline@tdawson.co.uk</u> Telephone 01254 681133



Blackburn | Burnley | Bolton www.tdawson.co.uk

Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.









See layout plan overleaf

Blackburn | Burnley | Bolton www.tdawson.co.uk

Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.

Junction 7 Business Park Accrington BB5 5JW UNIT Č UNITB OFFICES TBC Following survey Way FOR INFORMATION ONLY **NOT TO SCALE**

Blackburn | Burnley | Bolton www.tdawson.co.uk

Misrepresentation: Trevor Dawson Ltd. for themselves and for the vendors or the lessors of this property whose agents they are give notice that i) the particulars are set out as a general outline only for guidance of the intended purchaser or lessees and do not constitute any part of an offer or contract. ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without responsibility and intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of them. iii) No person in the employment of Trevor Dawson Ltd. has any authority to make or give any representation or warranty whatever in relation to this property.