

FOR SALE/TO LET



Manufacturing/warehouse premises extending to approximately 9,400 sq ft

Unit C3 Cunliffe Street, Whitebirk Industrial Estate, Blackburn, BB1 5UA

- ✿ Portal frame warehouse extending to approximately 9,400 sq ft (873 sq m)
- ✿ Good car parking and secure yard with dedicated loading area
- ✿ Majorly refurbished in 2008 including oil fired heating systems, LED lighting and a brand new overclad profile roof
- ✿ Extremely popular Whitebirk Industrial Estate location close to junction 6 of the M65
- ✿ Four offices, modern kitchen and refurbished bathroom facilities
- ✿ Fully open plan warehouse with electric loading bay
- ✿ Located close to R & J Builders Hardware Ltd, Blackburn Chemicals and Pets Choice

Interested in this property? Call **01282 428486** or email info@whiteacres-property.co.uk

Location

The property is positioned on Cunliffe Road on Whitebirk Industrial Estate with excellent access to junction 6 of the M65 motorway.

Whitebirk is a popular and established business park with other businesses on the estate including Blackburn Chemicals, R & J Builders Hardware Ltd and Promethean Ltd.

Description

A mid-parade steel portal frame warehouse unit in a popular location on Whitebirk Industrial Estate.

The property has been occupied by a photography and advertising business for many years and comprises of an open plan warehouse with a eaves height of 6.5 metres, good natural light, LED lighting and oil fired space heating.

There is a parade of four single storey offices at the front of the building together with modern staff toilets and a fully equipped kitchen. To the rear of the site there is a good sized yard with a dedicated loading bay and electric roller shutter door. The property was refurbished in 2008 and has modern oil fired space heating in the warehouse, LED lighting, electric roller shutter security to all windows & doors and the roof was fully over clad with modern profile panels.

To the front of the property is a forecourt providing off-road car parking and there is a good sized yard at the rear of the building providing secure loading and further car parking.

Accommodation

The accommodation has been measured on a gross internal basis (including W.C.s and corridors) and extends to the following approximate areas:

DESCRIPTION	SQ FT	SQ M
Main warehouse including loading bay	6,218.3	577.68
Canteen	287.4	26.7
Mezzanine floor	1,074.2	99.79
Single storey office block (comprising of a reception, 4 offices & 2 sets of toilets)	1,737.3	161.4
Stairwell	91.5	8.5
GIA	9,408.7	874.07

Purchase price

Offers in the region of £595,000 plus VAT.

Rent

£50,000 per annum plus VAT.

Lease Terms

The whole property and yard is available by way of a new full repairing and insuring lease for a minimum term of three years.

Vat

The purchase price and the rent quoted will be subject to VAT at the prevailing rate.

Business Rates

We have been verbally informed that the rateable value for this property is £34,500.

Please note this information must be verified by contacting Blackburn and Darwen Borough Council on 01254 585585 to confirm the exact amount payable.

Outgoings

In addition to the rent and any business rates liability the tenant is to be responsible for all services including water rates, any estate service charges and the buildings insurance which will be recharged by the Landlords.

Services

We understand the property has the benefit of mains electricity and water. There are two floor mounted oil fired warehouse space heaters with an oil tank positioned in the rear yard.

Legal Costs

Each party will be responsible for their own legal costs incurred in any transaction.

Viewings

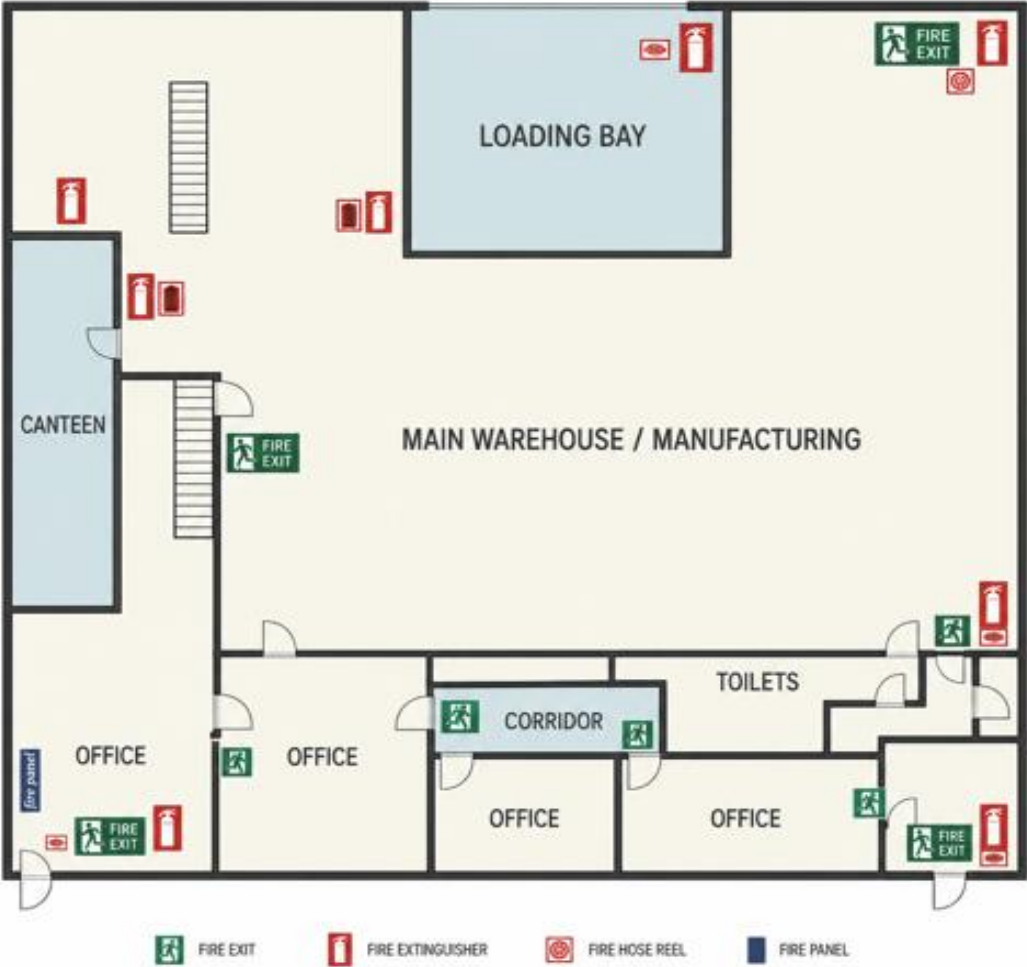
Please contact the agents:

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FLOORPLAN



TITLE PLAN

HM Land Registry
Official copy of
title plan

Title number **LAN62774**
Ordnance Survey map reference **SD7030SW**
Scale **1:1250**
Administrative area **Blackburn with Darwen**



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