

Waterfall Development

Waterfall Development, Blackburn, BB2 2QB

Warehouse | 7,326 ft²



Modern steel portal frame unit



Industrial/Warehouse/Trade Counter



Fenced and secured yard

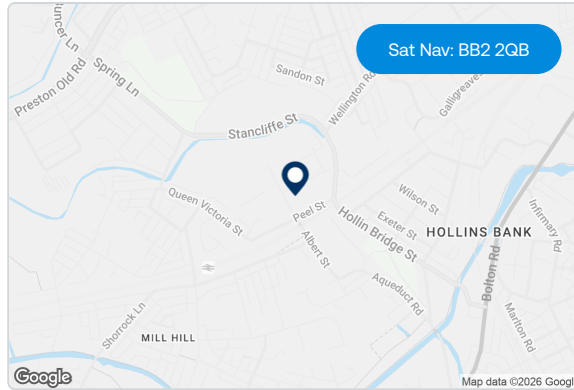
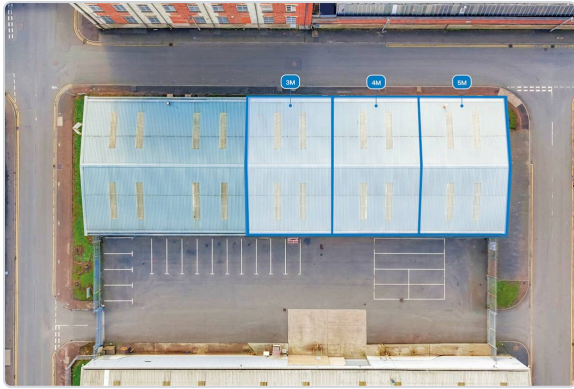


Junctions 3 and 4 of the M65

Available to Let

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Description

Waterfall Trade Park offers a range of modern, self-contained single-storey industrial units, ideally suited to trade counter operations, production, and storage.

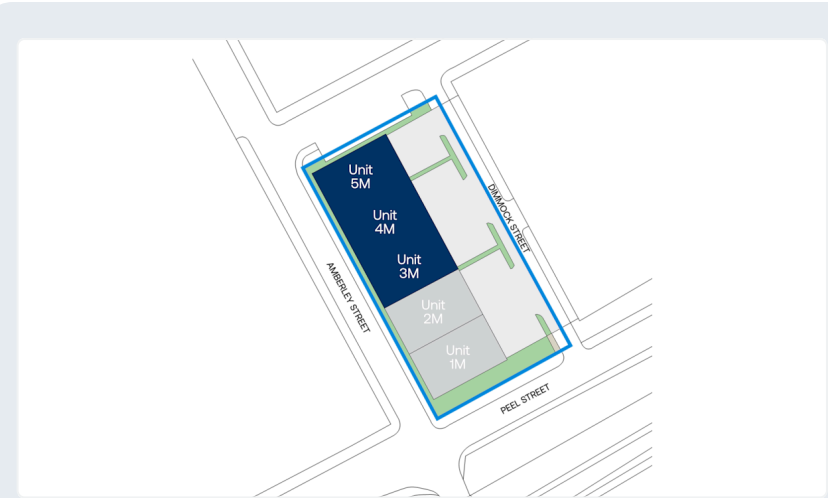
An end terrace of three adjoining portal frame units with full height division walls of concrete block, with a minimum eaves height of 5.13 metres to a pitch of 6.42 metres. Single-storey office and 2 x WC/kitchen block per unit. Electric roller shutters 4.06 metres height and 4.18 metres width to each unit.

The former roadway, Dimmock Street, has been gated at either end to provide a secure yard with marked parking spaces for four vehicles per unit. There is further off-road general public parking for approximately eight vehicles off Princess Street to the side of Unit 5.

Location

Waterfall Trade Park is a mile south of Blackburn centre in the Stancliffe Street area of industrial properties being two miles west of Junction 4 M65 motorway.

Take Peel Street or Princess Street off Stancliffe Street at the Icotherm premises (opposite the General Havelock public house) and Dimmock Street is immediately to the rear of Icotherm.



Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 3M, 4M & 5M	Warehouse	7,326	Immediately	5,000
Total		7,326		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is quoted exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly

Further information

EPC
Units 3M,
4M, 5M: B

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

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Mileway

Sam Gratton
northwest@mileway.com
01925 358160



Stephen James
Stephen@tdawson.co.uk
01282855142

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